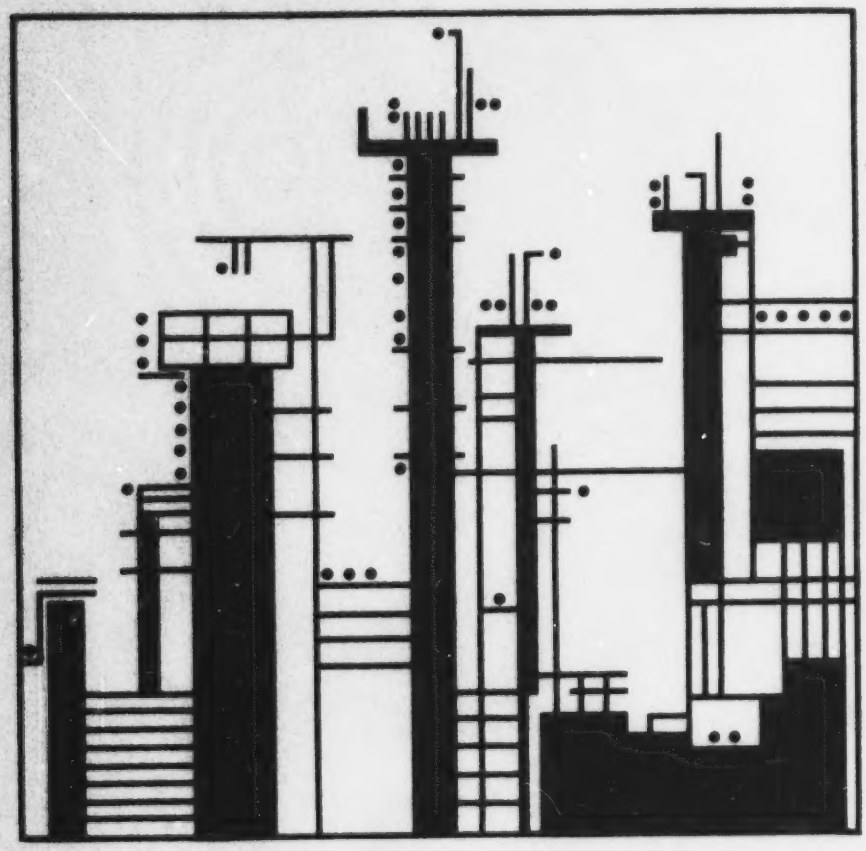


Status of Industrial Land

in the City of Edmonton

December 31, 1984

STATUS OF INDUSTRIAL LAND IN THE CITY OF EDMONTON DECEMBER 31, 1984

CITY OF EDMONTON
PLANNING DEPARTMENT

TABLE OF CONTENTS

PAGE

1. INTRODUCTION 6

2. SUMMARY 8

Industrial Development
Land Servicing
Land Subdivision and Redistricting
Industrial Land Supply
Fully Serviced Land
Rural Serviced Land
Unserviced Land
City-Owned Industrial Land

3. DATA, SOURCES AND DEFINITIONS

3-1 Data and Data Sources 9
3-2 Definitions 9

4. INDUSTRIAL DEVELOPMENT

4-1 Industrial Development 11
4-2 Value of Industrial Building Permits 12

5. INDUSTRIAL LAND SUPPLY

5-1 Supply of Vacant Industrial Land 13
5-2 Supply of Fully Serviced Industrial Land 14
5-3 Industrial Land Servicing Activity 15
5-4 Supply of IB, IM and IH Districted Land 16
5-5 Supply of Industrial Reserve (AGI) Land 17
5-6 Supply of Vacant Industrial Land in the Annexed Area 18
5-7 Industrial Land Subdivision Activity 19
5-8 Industrial Land Redistricting 19

6. CITY-OWNED INDUSTRIAL LAND

6-1 City-Owned Vacant Industrial Land, 1984 20
6-2 City-Owned IB, IM and IH Districted Land 21
6-3 City-Owned Industrial Reserve (AGI) Land 22

LIST OF TABLES

2-1 Annual industrial development, serviced land supply and servicing activity in the City of Edmonton, 1971-1984. **Page 8**

4-1 Industrial land development approved by building permit in the City of Edmonton 1982-1984 (Area in Hectares). **Page 11**

4-2 Value of industrial building permits, 1975-1984. **Page 12**

5-1 Year-end supply of vacant industrial land in the City of Edmonton, 1984. **Page 13**

5-2 Year-end supply of industrial land in the City of Edmonton, 1982-1984. **Page 14**

5-3 Annual industrial land servicing activity in the City of Edmonton, 1982-1984. **Page 15**

5-4 Year-end supply of IB, IM and IH districted land in the City of Edmonton, 1982-1984. **Page 16**

5-5 Year-end supply of industrial reserve (AGI) land in the City of Edmonton, 1982-1984. **Page 17**

5-6 Year-end supply of vacant industrial land in the Annexed Area, 1984. **Page 18**

5-7 Industrial land redistricting, 1984. **Page 19**

6-1 Supply of City-owned vacant industrial land in the City of Edmonton, 1978-1984. **Page 20**

6-2 Supply of City-owned vacant IB, IM and IH districted land in the City of Edmonton, 1982, 1984. **Page 21**

6-3 Supply of City-owned industrial reserve (AGI) land in the City of Edmonton, 1979-1984. **Page 22**

LIST OF FIGURES

2-1 Industrial development, serviced land supply and servicing activity in the City of Edmonton, 1978-1984. Page 8

4-1 Industrial land development approved by building permits in the City of Edmonton, 1978-1984. Page 11

4-2 Value of industrial building permits (constant dollars), 1975-1984. Page 12

5-1 Year-end supply of vacant industrial land in the City of Edmonton, 1984. Page 13

5-2 Year-end supply of fully serviced industrial land in the City of Edmonton, 1978-1984. Page 14

5-3 Industrial land servicing activity in the City of Edmonton, 1978-1984. Page 15

5-4 Year-end supply of IB, IM and IH districted land in the City of Edmonton, 1978-1984. Page 16

5-5 Year-end supply of industrial reserve (AGI) land in the City of Edmonton, 1978-1984. Page 17

5-6 Year-end supply of vacant industrial land in the annexed area, 1984. Page 18

6-1 Supply of City-owned vacant industrial land in the City of Edmonton, 1984. Page 20

6-2 Supply of City-owned IB, IM and IH districted land in the City of Edmonton, 1979-1984. Page 21

6-3 Supply of City-owned industrial reserve (AGI) land in the City of Edmonton, 1979-1984. Page 22

LIST OF MAPS

PAGE

1-1 Guide to Location of Industrial Areas in the City of Edmonton, December 31, 1983. 7

2-1 South Industrial Outline Plan Area 23
2-2 Edmonton Research and Development Park .24
2-3 Parsons (West) 25
2-4 Parsons (East) 26
2-5 Strathcona (West) 27
2-6 Strathcona (East) 28

3-1 Southeast Industrial Outline Plan Area 29

3-2 Coronet (West) 30
3-3 Coronet (East) 31
3-4 Coronet Addition 32
3-5 Davies (East) 33
3-6 Davies (West) 34
3-7 Gainer 35
3-8 Girard 36
3-9 Hazeldean 37
3-10 Lambton Park 38
3-11 McIntyre (West) 39
3-12 McIntyre (East) 40
3-13 Morris 41
3-14 Papaschase (West) 42
3-15 Papaschase (East) 43
3-16 Pylypow 44
3-17 Roper 45
3-18 Rosedale 46
3-19 Weir (West) 47
3-20 Weir (East) 48

4-1 Northwest Industrial Outline Plan Area 49

4-2 Alberta Park 50
4-3 Armstrong 51
4-4 Carleton Square 52
4-5 Dominion Park (Mitchell) 53
4-6 Edmiston 54
4-7 Garside (Bremner) 55
4-8 Hawin Park 56
4-9 High Park 57
4-10 McNamara 58
4-11 Morin 59
4-12 Norwester 60
4-13 Sheffield 61
4-14 Stone 62
4-15 Sunwapta 63
4-16 Youngstown 64
4-17 White and Poundmaker 65
4-18 Wilson 66

5-1 Northeast Industrial Plan Area Annexed Area 67

6-1 Clover Bar Industrial Area 68

6-2 Clover Bar and Strathcona 16 69

7-1 Mistatim (Proposed Development Area) 70

8-1 Lewis Farms (Proposed Development Area) 71

9-1 Southeast (Annexed) Industrial Area 72

9-2 Eastgate 73

10-1 Winterburn Industrial Area 74

11-1 Yellowhead (West) (Proposed Development Area) 75

1. INTRODUCTION

The "Status of Industrial Land in the City of Edmonton" report has been issued annually since 1970. It presents an inventory of vacant industrial land and records the annual industrial land development and servicing activity. The report covers only land which is districted for industrial use. Land which is in an approved industrial area structure plan, but which is not districted for industrial use according to the Land Use Bylaw, is not included in the report. The report also includes an inventory of industrial land in the area annexed to Edmonton on January 1, 1982. Data measuring aspects of consumption and supply of vacant industrial land are reported at three levels of aggregation: the total city, the area inside the pre-annexation boundary and the annexed area, and the industrial plan areas (see Map 1). Much of the information is provided for the years 1982 to 1984. Information on the amount, servicing status and land use districting of vacant industrial land in each industrial subdivision is available by calling the Planning Department at 428-3536.

This report of December 31, 1984, presents data on the following:

a) Industrial building activity. Section 4 shows the amount of industrial land on which building permits were issued by land use district. The yearly dollar value of industrial building permits is also discussed in Section 4.

b) Industrial land servicing. Section 5 shows the amount of industrial land serviced at the city-wide level.

c) Section 5 shows the city-wide inventory of vacant industrial land. The inventory classifies industrial land as follows:

   i) year-end supply of fully serviced vacant industrial land by land use district;

   ii) year-end supply of IB, IM and IH districted land. This includes both serviced and unserviced land;

   iii) year-end supply of industrial reserve (AGI) land;

   iv) industrial land subdivision;

   v) industrial land redistricting.

d) The year-end inventory of City-owned industrial land is presented in Section 6.

No conclusions should be drawn from the statistics presented with respect to vacant serviced land available for second or third party development. Of the 1,155 hectares* of vacant fully serviced and rural serviced industrial land, 577 hectares were available for purchase or lease.[1] For specific information on land availability, the Manager of Industrial Development in the Edmonton Economic Development Authority should be contacted at 424-7870.

The report includes maps for each subdivision in the three main industrial plan areas (the south, southeast and northwest areas). The maps indicate vacant parcels, servicing status and land use districts. Industrial land in the annexed area is mapped at a more general level.

* 1 hectare = 2.471 acres

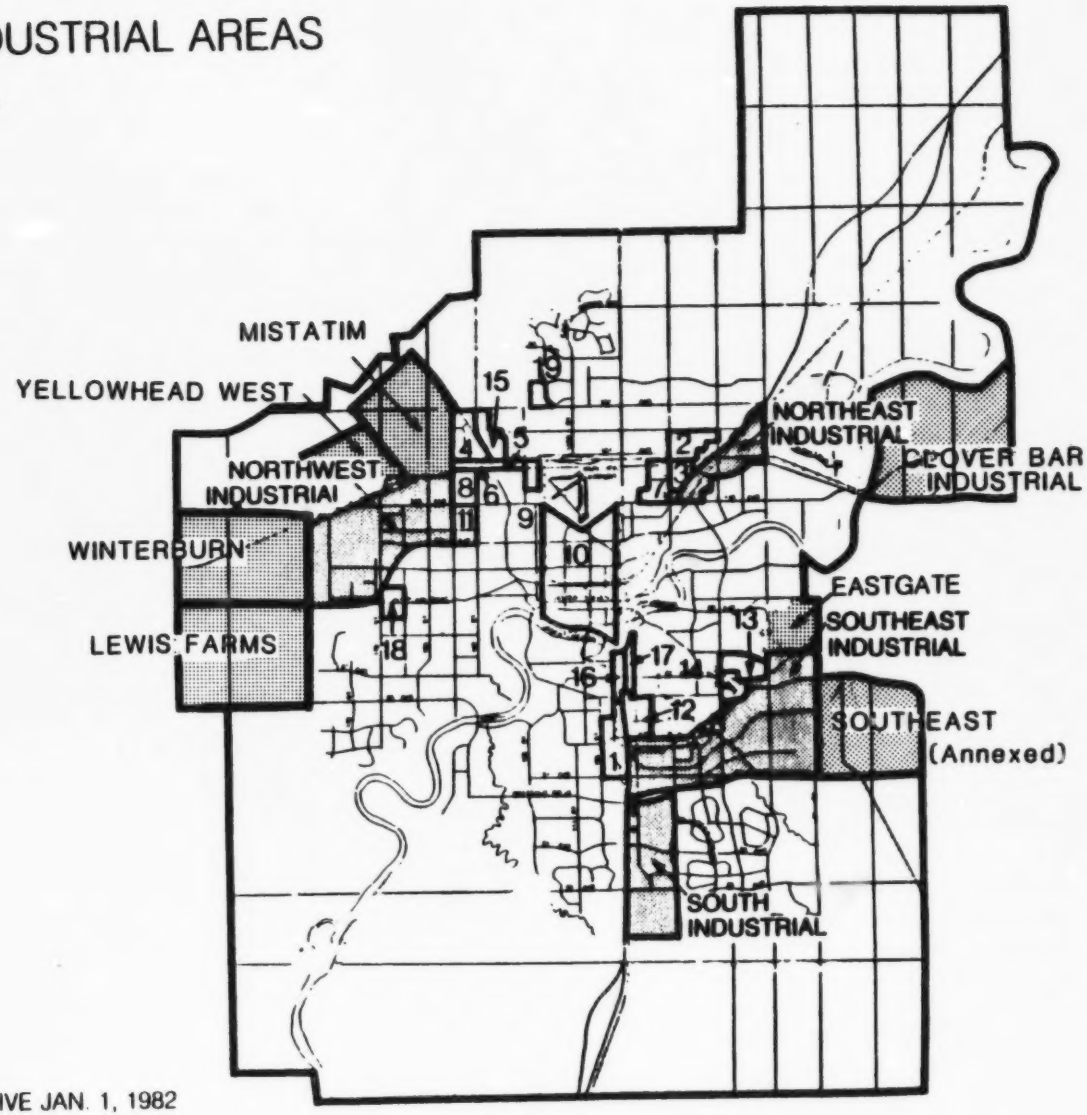
[1] Source: Edmonton Economic Development Authority

MAP 1-1

GUIDE TO LOCATION OF INDUSTRIAL AREAS IN THE CITY OF EDMONTON, DECEMBER 31, 1984

MISCELLANEOUS SUBDIVISIONS

1. ALLENDALE
2. BALWIN
3. BELMONT PARK
4. BONAVENTURE
5. BRONX
6. BROWN ESTATE
7. DELTON
8. DOMINION
9. HAGMAN ESTATE
10. HUDSON BAY RESERVE
11. HUFF BREMNER
12. IRVINE ESTATE
13. KENILWORTH
14. KING EDWARD ADDITION
15. NORTHERN ALBERTA RAILWAYS YARDS
16. RIVER LOT#13
17. RIVER LOT#15
18. WESTLAWN
19. BARANOW



CITY OF EDMONTON BOUNDARY EFFECTIVE JAN. 1, 1982

2. SUMMARY

2-1 Industrial Development (Building Permits)

In 1984, building permits were issued on 37 hectares of vacant industrial land. This is a decrease of 12 hectares (24%) from 1983. The value of industrial building permits in 1984 was $25.7 million. This is an increase of $10.3 million (67%) over 1983.

2-2 Land Servicing

During 1984, 6 hectares of industrial land were serviced. The land serviced was IM districted land in Northwest Industrial.

2-3 Industrial Land Supply

There are 4,591 hectares of vacant land districted for industrial use in Edmonton. Of this supply, 997 hectares are fully serviced, 158 hectares are serviced to rural standards (defined in Chapter 3) and 3,436 hectares (most of which are in the annexed area), are unserviced. 65% of the supply is evenly distributed between IB and IM land use districts, 20% is divided between IH and AGI districted land and 15% is distributed among various land use districts in the annexed area.

FIGURE 2-1 INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1978-1984.

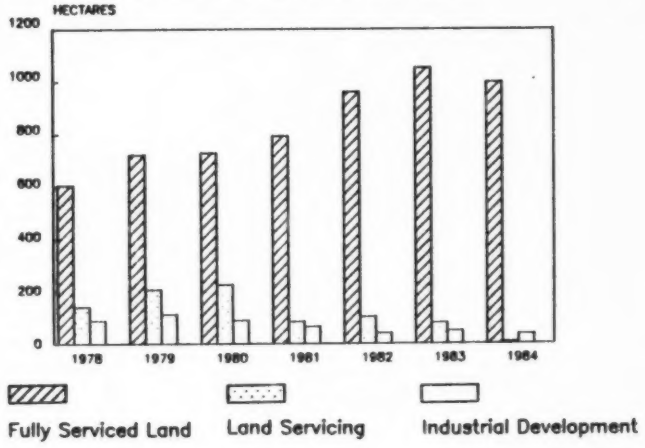


TABLE 2-1 ANNUAL INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY

HECTARES

	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983[1]	1984
Land Development Approved by Building Permit	47.7	66.0	87.0	72.4	53.9	88.6	112.8	88.9	112.8	90.5	65.8	40.0	49.3	36.6
Vacant Fully Serviced Industrial Land[1]	N/A	N/A	N/A	N/A	N/A	497	608	606	721	729	793	960	1028	997
Services Extended During Year	12	25	87	69	183	136	234	142	208	227	85	103	76	6

1 A revised data base was used to compile the 1983 figures. 12 hectares of the 67 hectare increase in the amount of fully serviced land in 1983 was due to the revised base.

3. DATA, SOURCES AND DEFINITIONS

Data used to prepare this report are obtained from City Departments. The following list will assist in identification of data sources and in interpretation and definition of terms.

3.1 Data and Data Sources

The Planning Department is the source of data on industrial servicing, land use districts and building permits.

The Assessment Department is the source of data on the amount of vacant industrial land in the major industrial areas - the South, Southeast and Northwest Plan Areas.

The Real Estate and Supply Services Department is the source of statistics on City-owned industrial land.

3.2 Definitions

"Annexed Area" refers to the area annexed to the City of Edmonton on January 1, 1982 (See Map 1). The annexed area is a separate category in the report. Much of the industrial land in this area is comprised of large parcels of unserviced land and is not yet zoned according to City of Edmonton land use districts.

"Industrial Plan Area" refers to legally designated District Outline Plan Areas in the City of Edmonton.

"Land Use District":

> A section of the city designated in the Land Use Bylaw text (and delineated on the Land Use Map) in which requirements for the use of land and building and development standards are prescribed.

"IB" Industrial Business District:

> A district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident and the development is compatible with any adjacent non-industrial district.

"IM" Medium Industrial District:

> A district permitting manufacturing, processing, assembly, distribution and repair uses, which carry out a portion of their operations outdoors or require storage areas outdoors.

"IH" Heavy Industrial District:

> A district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

"AGI" Industrial Reserve District:

> A district establishing reserve land for future industrial development in which farms are the only permitted use. Other uses which do not involve extensive development are discretionary.

Industrial Land Use Districts in the Annexed Area

Industrial land in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. The land use districts in effect at the time of annexation are still operative. This involves the land use bylaws of the Counties of Parkland and Strathcona, and the M.D. of Sturgeon. The industrial land use districts in the annexed area are briefly described below.

Former County of Parkland Lands

"IC" Industrial/Commercial district:

> The primary purpose of the industrial/commercial district is to provide for the development of industrial and commercial enterprises which generally are compatible with one another.
>
> The range of permitted and discretionary uses in this district is extremely wide and is comparable to that permitted under the IB, IM, IH and CB2 districts of the City of Edmonton Land Use Bylaw.

"ICR-DC" Industrial/Commercial Reserve - Direct Control District

This district is essentially a holding district. The specific discretionary uses are listed in the "Winterburn-South Direct Control Regulations."

"IC-DC" Industrial/Commercial - Direct Control District

Permitted uses:

In general, the area will cater to the light manufacturing, warehousing and construction industries. Other land uses being encouraged to locate in the area are commercial office space and retail commercial services such as banks, fast food outlets, service stations, etc.

Former M.D. of Sturgeon Lands

"GI" General Industrial

Permitted uses include:

Warehousing, bulk oil sales, repair and service shops, manufacturing, assembly and processing, agricultural processing, cleaning and packing and any use which, in the opinion of the Development Officer, is of a similar nature and will not be incompatible with adjacent land uses.

Further discretionary uses include commercial and recreational uses at the discretion of the Development Officer.

Former County of Strathcona Lands

"RI" Restricted Industrial

The specific permitted and discretionary uses are listed in the County of Strathcona Land Use Bylaw. The closest equivalent City of Edmonton land use district is the IB, industrial business district.

"GI" General Industrial

The mixture of permitted and discretionary uses in this district are closest to the City of Edmonton IM, medium industrial district.

"HI" Heavy Industrial

The uses in this district are discretionary. The specific uses are listed in the County of Strathcona Land Use Bylaw. The uses allowed in this district are generally comparable to those allowed by the City of Edmonton IH land use district.

"Vacant Land" is defined as land not occupied by buildings of any type and which is districted IB, IM, IH or AGI under the Edmonton Land Use Bylaw. This includes land used for storage.

"Industrial development" refers to building permits issued on vacant lots.

"Fully Serviced Industrial Land" refers to the area of vacant parcels of industrial land which have full servicing i.e., complete underground services and, at minimum, gravelled access roads.

"Fully Serviced (City Standards)" refers to recently annexed industrial land with full servicing.

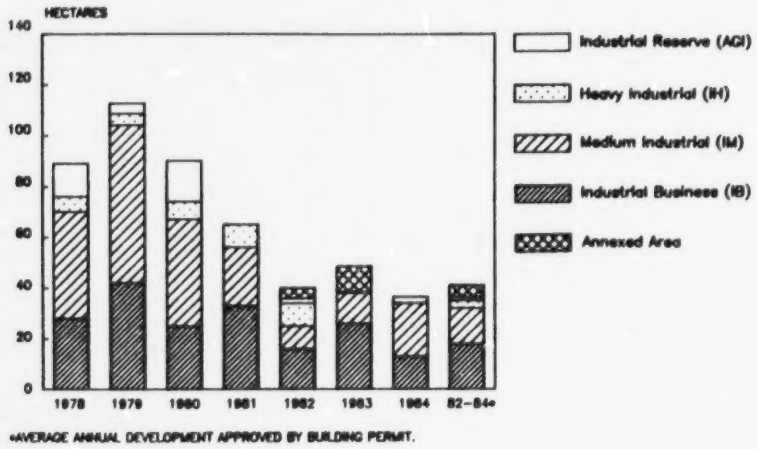
"Serviced (Rural Standards)" refers to the servicing in place in many of the industrial parks in the annexed area. This servicing consists of gravelled or oiled roads, open ditches and overhead power and telephone lines. There are no underground water or sewer lines.

4. INDUSTRIAL DEVELOPMENT

4-1 Industrial Development

In 1984, building permits were issued on 37 hectares of vacant industrial land (Table 4-1). This is a decrease of 12 hectares (24%) from 1983. The two largest sites developed were Canadian Pacific's container facility in South Industrial (10.3 ha) and General Motor's warehouse in Northwest Industrial (6.8 ha). Of the land approved for building, 34% was IB land, 59% was IM land and 7% was AGI land.

FIGURE 4-1 INDUSTRIAL LAND DEVELOPMENT APPROVED BY BUILDING PERMITS IN THE CITY OF EDMONTON 1978-84



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 4-1 INDUSTRIAL LAND DEVELOPMENT APPROVED BY BUILDING PERMIT IN THE CITY OF EDMONTON, 1982 - 1984 (Area in Hectares)

INDUSTRIAL PLAN AREAS		1982 IB	1982 IM	1982 IH	1982 AGI	1982 TOTAL	1983 IB	1983 IM	1983 IH	1983 AGI	1983 TOTAL	1984 IB	1984 IM	1984 IH	1984 AGI	1984 TOTAL
South	Hectares	0.6	0.4	-	-	1.0	21.2				21.2	5.8	15.6	-	2.4	23.8
	(Parcels)	(1)	(1)			(2)	(2)				(2)	(5)	(6)		(1)	(12)
Southeast	Hectares	2.9	3.4	4.9	1.8	13.0	3.2	1.8	-	-	5.0	0.7	0.5	-	-	1.2
	(Parcels)	(2)	(5)	(2)	(1)	(10)	(3)	(2)			(5)	(1)	(1)			(2)
Northwest	Hectares	11.3	5.4	4.2	-	20.9	2.1	8.0	0.2	-	10.3	5.7	5.4	-	-	11.1
	(Parcels)	(6)	(7)	(2)		(15)	(4)	(7)	(1)		(12)	(7)	(2)			(9)
Northeast	Hectares	-	-	0.3	-	0.3	-	-	0.4	-	0.4	-	-	-	-	-
	(Parcels)			(3)		(3)			(1)		(1)					
Miscellaneous	Hectares	0.8	-	-	-	0.8	-	2.5	-	-	2.53	0.5	-	-	-	0.5
	(Parcels)	(1)				(1)		(3)			(3)	(8)				(8)
Sub-total	Hectares	15.6	9.2	9.4	1.8	36.0	26.5	12.3	0.6	-	39.4	12.6	21.5	-	2.4	36.6
	(Parcels)	(10)	(13)	(7)	(1)	(31)	(9)	(12)	(2)		(23)	(21)	(9)		(1)	(31)
Annexed Area (1984)	Hectares	-	-	-	-	3.9	-	-	-	-	9.9	-	-	-	-	-
	(Parcels)					(5)					(4)					
Grand Total	Hectares	15.6	9.2	9.4	1.8	39.9	26.5	12.3	0.6	-	49.3	12.6	21.5	-	2.4	36.6
	(Parcels)	(10)	(13)	(7)	(1)	(36)	(9)	(12)	(2)		(27)	(21)	(9)		(1)	(31)

4-2 Value of Industrial Building Permits

The value of industrial building permits in 1984 was $25.7 million (Table 4-1). This is an increase of $10.3 million (67%) over 1983. However, in real terms (i.e., measuring in constant 1971 dollars), 1984 spending was down considerably from the amount spent between 1977 and 1981. Nearly 90% of the 1984 building permit value reflected money spent on new buildings rather than on alterations and repairs. In contrast, in 1983, only 44% of the permit value was for new buildings.

FIGURE 4-2 VALUE OF INDUSTRIAL BUILDING PERMITS, 1975-1984 (CONSTANT 1971 DOLLARS).

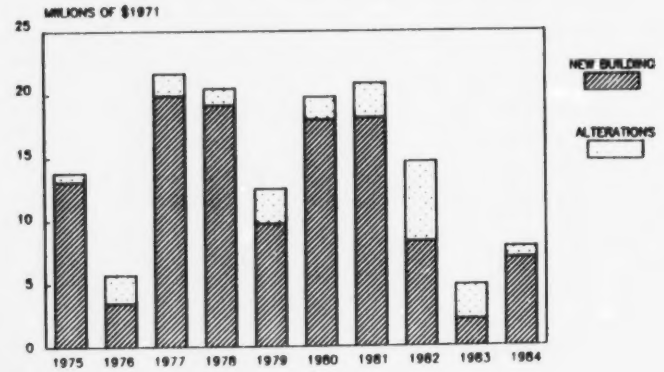


TABLE 4-2 VALUE OF BUILDING PERMITS, 1975 - 1984
(thousands of dollars)

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984
New Building	20,150	6,062	37,200	38,389	21,723	43,635	48,917	24,429	6,833	22,920
Alterations and repairs	1,018	3,791	3,384	2,591	6,138	4,546	7,001	18,624	8,610	2,824
TOTAL (current dollars)	21,168	9,853	40,584	40,980	27,861	48,181	55,918	43,053	15,443	25,744
TOTAL (constant 1971 dollars)	13,790	5,711	21,633	20,449	12,505	19,762	20,841	14,639	4,867	7,880
Source: Planning Department Statistics Canada, Construction Price Statistics										
Construction Price Index 1971=100	153.5	172.5	187.6	200.4	222.8	243.8	268.3	294.1	317.3	326.7 (estimated)

5. INDUSTRIAL LAND SUPPLY

5-1 Supply of Vacant Industrial Land

There were 4,587 hectares of vacant industrial land in the City of Edmonton at the end of 1984. Of this total, 22% is fully serviced, 3% is serviced to rural standards (defined in Chapter 3), and 75% is unserviced. A greater proportion (60%) of the total vacant land is in the annexed area. This land is largely unserviced and is in large parcels of between 10 and 65 hectares in size.

FIGURE 5-1 SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON 1984.

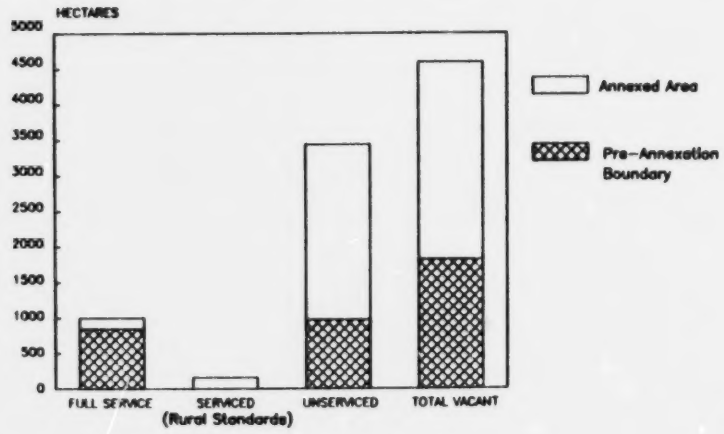


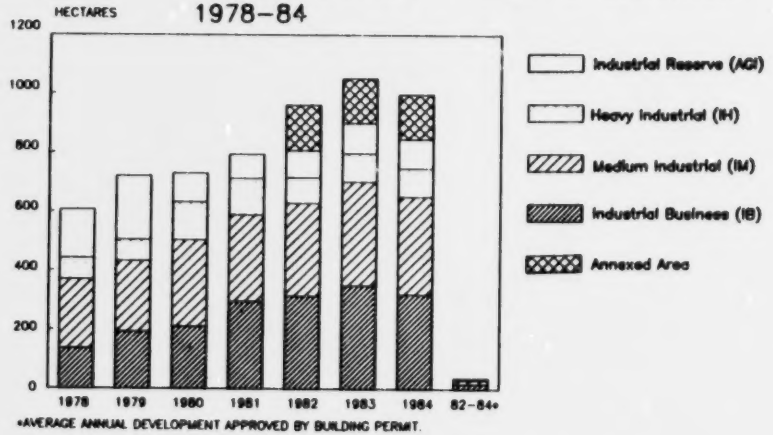
TABLE 5-1 YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1984

		FULLY SERVICED (City Standards)	SERVICED (Rural Standards)	UNSERVICED	TOTAL
PRE-ANNEXATION BOUNDARY	Hectares	846	-	971	1817
	(Parcels)	(1578)		(638)	(2216)
ANNEXED AREA	Hectares	151	158	2461	2770
	(Parcels)	(136)	(188)	(129)	(453)
TOTAL CITY	Hectares	997	158	3432	4587
	(Parcels)	(1714)	(188)	(767)	(2669)

5-2 Supply of Fully Serviced Industrial Land

At the end of 1984, the City of Edmonton contained 997 hectares of vacant, fully serviced industrial land (Table 5-2). This is a decrease of 31 hectares (3%) from the 1983 supply. Of this total, 846 hectares (85%) are within the pre-annexation boundary and 151 hectares (15%) are in the annexed area. Of the supply within the pre-annexation boundary, 38% is for IB use, 39% is for IM use, 11% is for IH use and 12% is industrial reserve. These land use districts have not yet been applied to land in the annexed area. Industrial land use districts in the annexed area are discussed in Chapter 3, and the location and amount of fully serviced land in this area is listed in Table 5-6.

FIGURE 5-2 YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON 1978-84



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-2

YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1982 - 1984

INDUSTRIAL PLAN AREAS		1982 IB	IM	IH	AGI	TOTAL	1983[1] IB	IM	IH	AGI	TOTAL	1984 IB	IM	IH	AGI	TOTAL
South	Hectares	102	73	-	17	192	114	69	-	18	201	108	54	-	16	178
	(Parcels)	(87)	(84)		(6)	(177)	(123)	(84)		(9)	(216)	(117)	(70)		(8)	(195)
Southeast	Hectares	103	98	27	11	239	86	104	35	23	248	86	104	35	23	248
	(Parcels)	(110)	(132)	(36)	(8)	(284)	(116)	(168)	(46)	(23)	(353)	(119)	(168)	(46)	(23)	(356)
Northwest	Hectares	85	109	18	46	258	93	137	23	44	297	93	132	23	43	291
	(Parcels)	(117)	(116)	(46)	(16)	(295)	(148)	(190)	(49)	(19)	(406)	(139)	(183)	(49)	(18)	(389)
Northeast	Hectares	7	5	10	12	34	14	13	6	12	45	14	13	6	12	45
	(Parcels)	(22)	(124)	(68)	(69)	(283)	(40)	(230)	(37)	(69)	(376)	(40)	(230)	(37)	(69)	(376)
Miscellaneous	Hectares	19	28	32	5	83	19	28	32	5	84	19	28	32	5	84
	(Parcels)	(53)	(159)	(49)	(1)	(262)	(53)	(159)	(49)	(1)	(262)	(53)	(159)	(49)	(1)	(262)
Sub-total	Hectares	315	313	87	92	807	326	351	96	102	875	320	331	96	99	846
	(Parcels)	(389)	(613)	(199)	(100)	(1301)	(480)	(831)	(181)	(121)	(1613)	(468)	(810)	(181)	(119)	(1578)
Annexed Area[2]	Hectares	-	-	-	-	153	-	-	-	-	151	-	-	-	-	151
	(Parcels)					(139)					(136)					(136)
Grand Total	Hectares	315	313	87	92	960	326	351	96	102	1026	320	331	96	99	997
	(Parcels)	(389)	(613)	(199)	(100)	(1440)	(480)	(831)	(181)	(121)	(1549)	(468)	(810)	(181)	(119)	(1714)

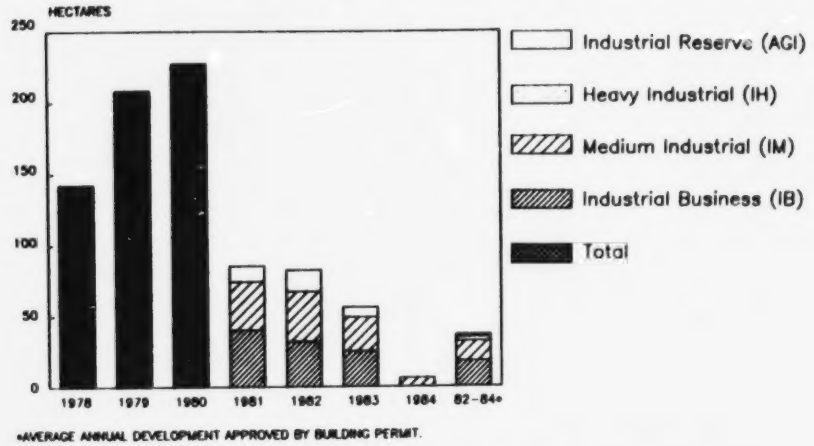
[1] A revised data base was used to compile the 1983 figures for the south, southeast and northwest plan areas. 12 hectares of the 67 hectares increase in fully serviced land from 1982 to 1983 was due to the revised base.

[2] For more detail see Tables 5-6

5-3 Industrial Land Servicing Activity

During 1984, 6 hectares of IM districted land were serviced in the City of Edmonton (Table 5-3). This is a substantial decline from 1983 when 76 hectares were serviced.

FIGURE 5-3 INDUSTRIAL LAND SERVICING ACTIVITY IN THE CITY OF EDMONTON 1978-1984.



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-3 ANNUAL INDUSTRIAL LAND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1982 - 1984

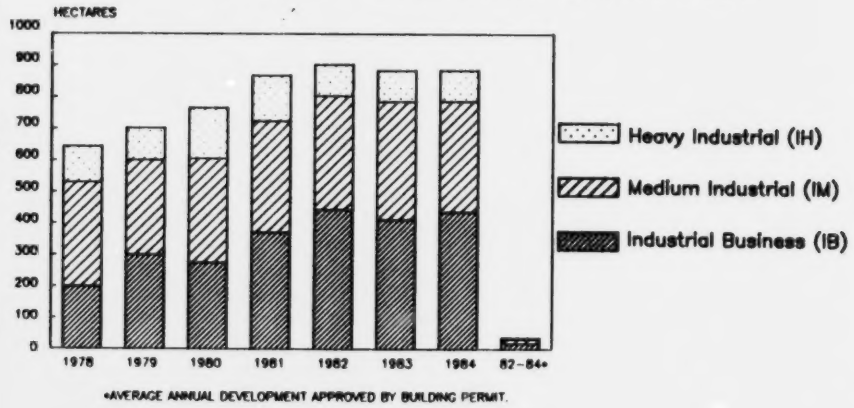
INDUSTRIAL PLAN AREAS		1982 IB	IM	IH	AGI	TOTAL	1983[1] IB	IM	IH	AGI	TOTAL	1984 IB	IM	IH	AGI	TOTAL
South	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Southeast	Hectares (Parcels)	21 (32)	14 (13)	-	-	35 (45)	14 (7)	-	-	-	14 (7)	-	-	-	-	-
Northwest	Hectares (Parcels)	4 (5)	17 (48)	-	15 (4)	36 (57)	1 (1)	16 (6)	-	7 (1)	24 (8)	-	6 (1)	-	-	6 (1)
Northeast	Hectares (Parcels)	7 (16)	4 (13)	-	-	11 (29)	10 (21)	8 (126)	-	-	18 (147)	-	-	-	-	-
Miscellaneous	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total	Hectares (Parcels)	32 (53)	35 (74)	-	15 (4)	82 (131)	25 (29)	24 (132)	-	7 (1)	56 (162)	-	6 (1)	-	-	6 (1)
Annexed Area	Hectares (Parcels)	-	-	-	-	20 (9)	-	-	-	-	19 (15)	-	-	-	-	-
Grand Total	Hectares (Parcels)	32 (53)	35 (74)	-	15 (4)	102 (140)	25 (29)	24 (132)	-	7 (1)	75 (177)	-	6 (1)	-	-	6 (1)

[1] A revised data base was used to compile the 1983 figures for the south, southeast and northwest plan areas. 12 hectares of the 67 hectares increase in fully serviced land from 1982 to 1983 was due to the revised base.

5-4 Supply of IB, IM and IH Districted Land (Serviced and Unserviced)

884 hectares of vacant industrial land (serviced and unserviced), were designated for IB, IM or IH use within the City of Edmonton at the end of 1984 (Table 5-4). This amount is virtually unchanged from 1983. Of this supply, 49% is designated for IB use, 40% is designated for IM use and 11% is designated for IH use.

FIGURE 5-4 YEAR-END SUPPLY OF IB, IM AND IH DISTRICTED LAND IN THE CITY OF EDMONTON 1978-1984.



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-4 YEAR-END SUPPLY OF SERVICED AND UNSERVICED IB, IM AND IH DISTRICTED LAND IN THE CITY OF EDMONTON, 1982 - 1984

INDUSTRIAL PLAN AREAS		1982 IB	1982 IM	1982 IH	1982 TOTAL	1983[1] IB	1983[1] IM	1983[1] IH	1983[1] TOTAL	1984 IB	1984 IM	1984 IH	1984 TOTAL
South	Hectares	167	84	-	251	158	69	-	227	152	54	-	206
	(Parcels)	(88)	(108)		(196)	(124)	(84)		(208)	(118)	(70)		(188)
Southeast	Hectares	155	112	38	305	119	118	36	273	119	117	36	272
	(Parcels)	(168)	(141)	(40)	(349)	(148)	(174)	(48)	(370)	(147)	(173)	(48)	(368)
Northwest	Hectares	89	124	18	231	101	145	23	269	98	137	23	258
	(Parcels)	(121)	(151)	(46)	(318)	(150)	(192)	(49)	(391)	(139)	(188)	(49)	(376)
Northeast	Hectares	13	14	11	38	14	14	7	35	14	14	7	35
	(Parcels)	(39)	(254)	(70)	(363)	(40)	(285)	(38)	(363)	(40)	(285)	(38)	(363)
Miscellaneous	Hectares	19	26	32	77	19	28	32	79	53	28	32	113
	(Parcels)	(53)	(155)	(49)	(257)	(53)	(159)	(49)	(261)	(102)	(158)	(49)	(310)
Sub-total	Hectares	443	360	99	902	411	374	98	883	436	350	98	884
	(Parcels)	(469)	(809)	(205)	(1483)	(515)	(894)	(184)	(1593)	(546)	(875)	(184)	(1605)
Annexed Area[2]	Hectares	-	-	-	-	-	-	-	-	-	-	-	-
	(Parcels)												
Grand Total	Hectares	443	360	99	902	411	374	98	883	436	350	98	884
	(Parcels)	(469)	(809)	(205)	(1483)	(515)	(894)	(184)	(1593)	(546)	(875)	(184)	(1605)

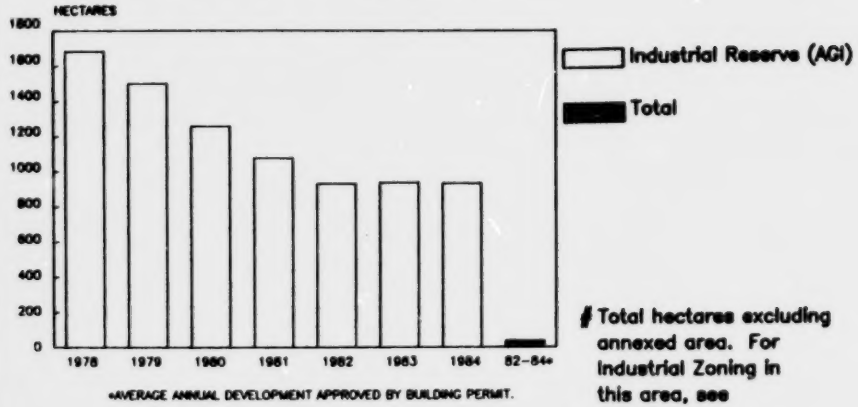
[1] A revised data base was used to compile the 1983 figures for the south, southeast and northwest plan areas. This resulted in the 1983 total for IB, IM and IH land being 19 hectares larger than it would have been using the unrevised base.

[2] Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For individual land use districts in this area, see Chapter 3 and Table 5-7.

5-5 Supply of Industrial Reserve (AGI) Land

There were 933 hectares of vacant industrial reserve (AGI) land at the end of 1984 (Table 5-5). Most of this land (80%) is located within the Southeast or Northwest Industrial Plan Areas.

FIGURE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1978-1984



Total hectares excluding annexed area. For Industrial Zoning in this area, see Table 5-7

TABLE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON, 1981 - 1984

		1981	1982	1983[1]	1984
INDUSTRIAL PLAN AREAS	Hectares (Parcels)	AGI	AGI	AGI	AGI
South	Hectares	205	147	147	144
	(Parcels)	(N/A)	(9)	(10)	(9)
Southeast	Hectares	384	370	427	427
	(Parcels)	(N/A)	(37)	(45)	(45)
Northwest	Hectares	450	374	324	323
	(Parcels)	(N/A)	(44)	(439)	(438)
Northeast	Hectares	33	34	34	34
	(Parcels)	(207)	(117)	(117)	(118)
Miscellaneous	Hectares	5	5	5	5
	(Parcels)	(1)	(1)	(1)	(1)
Sub-total	Hectares	1077	930	937	933
	(Parcels)	(N/A)	(208)	(612)	(611)
Annexed Area[2]	Hectares	-	-	-	-
	(Parcels)				
Total	Hectares	1077	930	937	933
	(Parcels)	-	(208)	(612)	(611)

1 A revised data base was used to compile the 1983 figures for the south, southeast and northwest plan areas. The 7 hectare increase in the amount of AGI land from 1982 to 1983 was due to the unrevised base.

2 Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For industrial land use districts in this area, see Chapter 3 and Table 5-7.

5-6 Supply of Vacant Industrial Land in the Annexed Area, 1983

There are six main areas of industrial land in the annexed area of the city. Of the total supply of 2770 hectares of vacant industrial land in the annexed area, 89% is unserviced, 5% is fully serviced and 6% is serviced to rural standards. Most of the fully serviced land is located in Clover Bar or the Southeast (Annexed) area. Winterburn has the largest share (77%) of the land serviced to rural standards.

FIGURE 5-6 YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON 1978-1984.

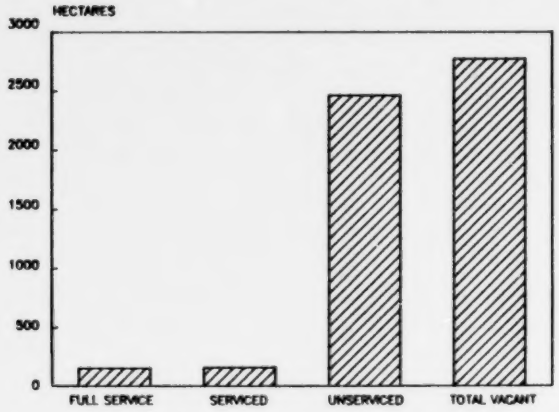


TABLE 5-6 YEAR END SUPPLY OF VACANT INDUSTRIAL LAND IN THE ANNEXED AREA, 1984

INDUSTRIAL AREAS		INDUSTRIAL DEVELOPMENT (Approved 1984)	FULLY SERVICED (City Standards)	SERVICED (Rural Standards)	UNSERVICED	TOTAL	ZONING
Clover Bar	Hectares (Parcels)	-	65 (59)	-	550 (22)	615 (81)	GI and HI
Lewis Farms	Hectares (Parcels)	-	-	-	491 (18)	491 (18)	ICR - DC
Mistatim	Hectares (Parcels)	-	7 (4)	13 (15)	207 (11)	227 (30)	GI and IC
Southeast (Annexed)	Hectares (Parcels)	-	62 (59)	17 (9)	190 (43)	269 (112)	GI and RI
Winterburn	Hectares (Parcels)	-	-	122 (161)	604 (20)	726 (181)	IC - DC
Yellowhead (West)	Hectares (Parcels)	-	17 (14)	6 (3)	419 (15)	442 (32)	IC and GI
TOTAL	Hectares (Parcels)	-	151 (136)	158 (188)	2461 (129)	2770 (453)	

5-7 Industrial Land Redistricting

In 1984, redistricting involving 60 hectares of industrial land occurred. The largest redistricting was of 34 hectares of AGU land redistricted to the IB district (Table 5-7). The figures show changes from the industrial reserve category and the more traditional industrial uses to a focus on business uses permitted by the IB or CB districts.

5-8 Industrial Land Subdivision Activity

During 1984, 58 hectares of industrial land were subdivided. The largest single subdivision involved 34 hectares of land and resulted in 49 additional lots. Much of the remaining subdivision activity produced fewer but larger lots.

TABLE 5-7 INDUSTRIAL LAND REDISTRICTING (DEVELOPED AND VACANT) 1984

Plan Area	Land Use District Change		Area (Hectares)
	From	To	
South	-	-	-
Southeast	AGI	IB	3.0
	IM	IB	0.3
Northwest	IM	US	2.3
	AGI	IB	1.0
	IM	IB	2.6
Northeast	AGI	IM	0.2
Miscellaneous	IB	DC5	2.3
	IM	IB	0.4
	IH	DC5	1.2
	IM	DC5	1.6
	IH	IB	1.5
	IB	DC5 & CHY	6.7
	AGU	IB	33.7
Annexed Area	AG	IB	3.5
TOTAL			60.3

6. CITY-OWNED VACANT INDUSTRIAL LAND

6-1 City-Owned Vacant Industrial Land

At the end of 1984, the City of Edmonton owned 416 hectares of vacant industrial land. IB land comprises 35%, IM land is 23%, IH land is 6% and AGI land is 36% of the total. The southeast Industrial Plan Area contains 43% of the supply.

Approximately 256 hectares are fully serviced. Sales of City-owned industrial land were down from previous years. 1984's sales were 0.2 hectares, 1983's sales were 1.42 hectares and 1982's sales were 5.56 hectares.

FIGURE 6-1 SUPPLY OF CITY-OWNED VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON 1978-1984

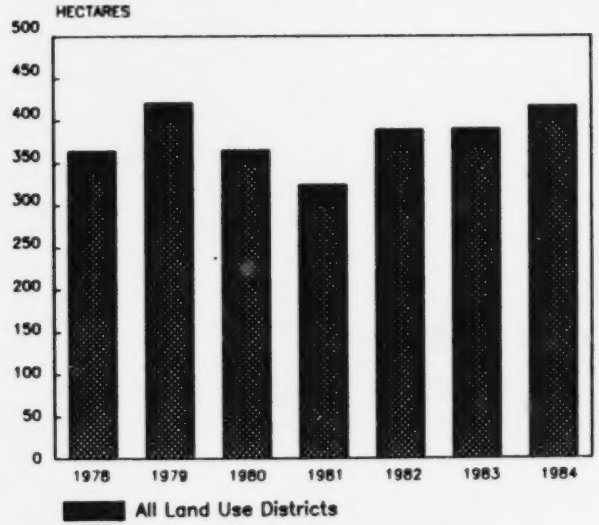
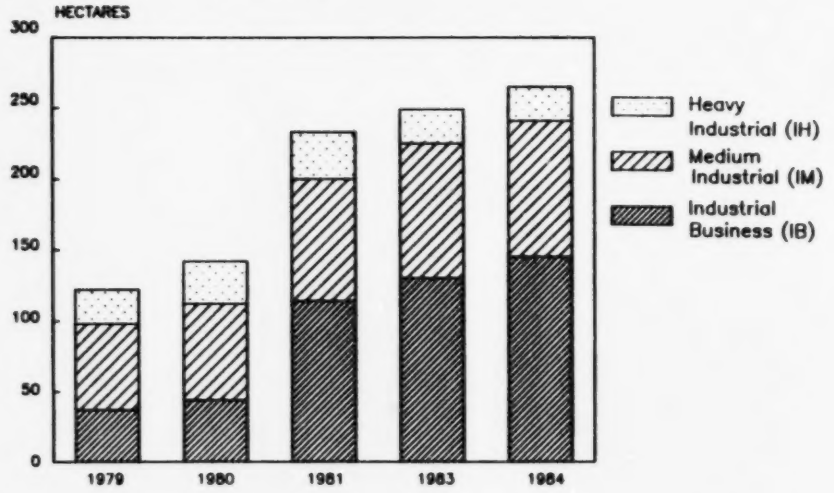


TABLE 6-1 SUPPLY OF CITY-OWNED VACANT INDUSTRIAL[1] LAND IN THE CITY OF EDMONTON, 1978 - 1984

INDUSTRIAL PLAN AREAS		1978	1979	1980	1981	1982	1983	1984
South	Hectares	46	109	101	83	80	80	84
Southeast	Hectares	143	142	136	106	156	168	179
Northwest	Hectares	119	113	80	87	85	89	86
Northeast	Hectares	47	47	40	41	59	32	45
Miscellaneous	Hectares	7	8	7	7	8	19	22
Total	Hectares	362	419	364	324	388	388	416

[1]Source: Real Estate and Supply Department

FIGURE 6–2 SUPPLY OF CITY–OWNED IB, IM AND IH DISTRICTED LAND IN THE CITY OF EDMONTON 1979–1984



6-2 City-Owned IB, IM and IH Districted Land

At the end of 1984, the City of Edmonton owned 265 hectares of IB, IM and IH districted land. Much of this land is in the South and Southeast Industrial Plan Areas (Edmonton Research and Development Park and Roper subdivision).

TABLE 6-2

SUPPLY OF CITY-OWNED VACANT IB, IM AND IH DISTRICTED[1] LAND IN THE CITY OF EDMONTON, 1981, 1983*, 1984

		1981				1983				1984			
INDUSTRIAL PLAN AREAS		IB	IM	IH	TOTAL	IB	IM	IH	TOTAL	IB	IM	IB	TOTAL
South	Hectares	56	27	-	83	66	14	-	80	68	16	-	84
Southeast	Hectares	44	30	10	84	40	36	8	84	47	41	8	96
Northwest	Hectares	4	21	7	32	8	23	3	34	12	14	2	28
Northeast	Hectares	5	5	16	26	8	9	12	29	11	12	13	36
Miscellaneous	Hectares	4	3	1	8	7	12	-	19	7	13	1	21
Total	Hectares	113	86	34	233	129	94	23	246	145	96	24	265

* Data is not available for 1982.

1 Source: Real Estate and Supply Department

6-3 City-Owned Industrial Reserve Land

At the end of 1984, the City of Edmonton owned 150 hectares of industrial reserve (AGI) land. Much of this land is in the Southeast Industrial Plan Area.

FIGURE 6-3 SUPPLY OF CITY OWNED INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1979–1984

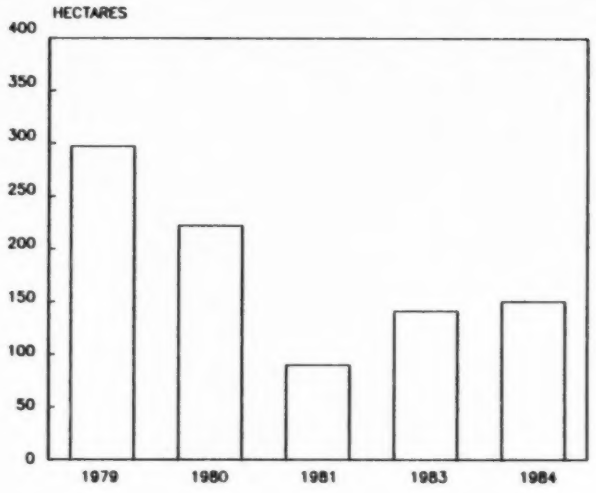


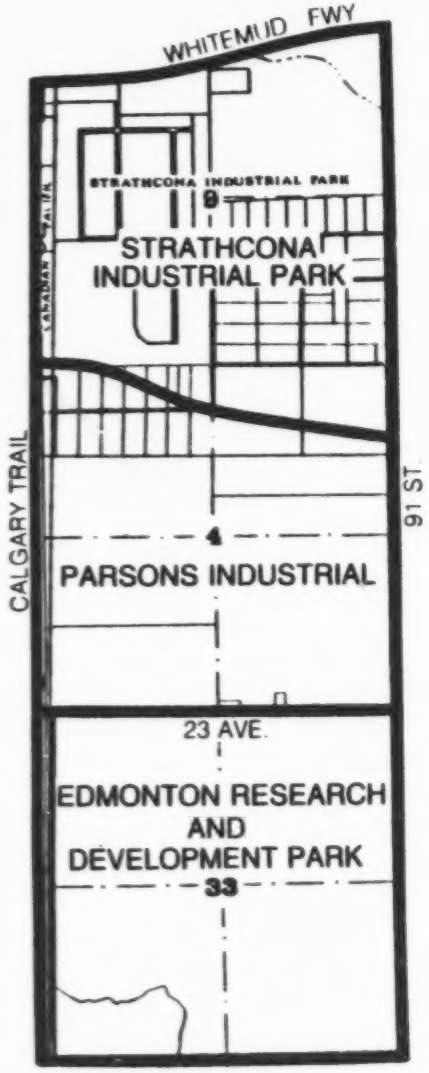
TABLE 6-3 SUPPLY OF CITY-OWNED INDUSTRIAL RESERVE[1] (AGI) LAND IN THE CITY OF EDMONTON, 1979-1984

		1979	1980	1981	1982	1983	1984
INDUSTRIAL PLAN AREAS	Hectares	AGI	AGI	AGI		AGI	AGI
South	Hectares	67	65	-	-	-	-
Southeast	Hectares	104	87	21	-	83	83
Northwest	Hectares	101	55	54	-	54	58
Northeast	Hectares	24	15	15	-	3	9
Miscellaneous	Hectares	-	-	-	-	-	-
Total	Hectares	296	222	90	N/A	140	150

Source: Real Estate and Supply Department

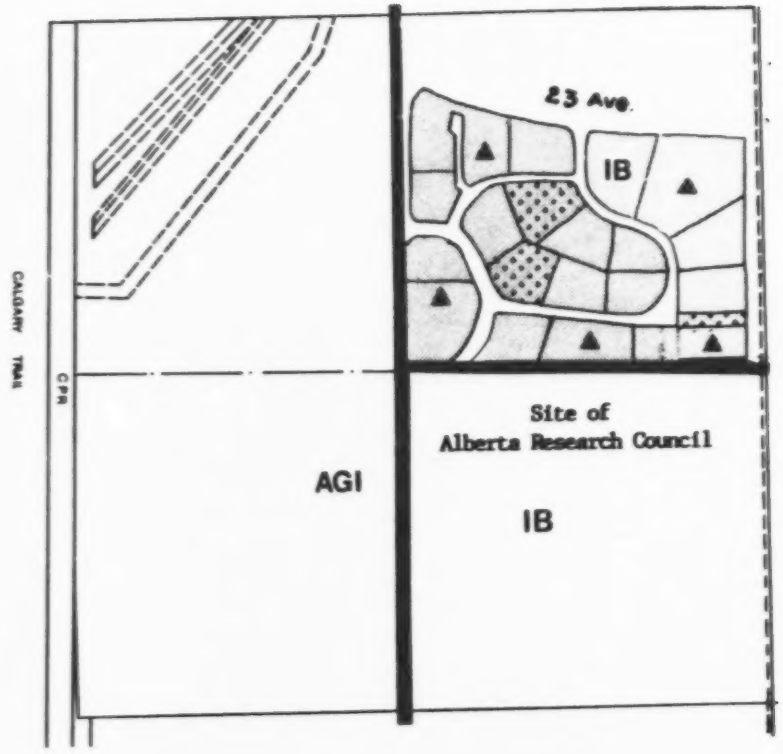
MAP 2-1

SOUTH INDUSTRIAL OUTLINE PLAN AREA



MAP 2-2

EDMONTON RESEARCH AND DEVELOPMENT PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

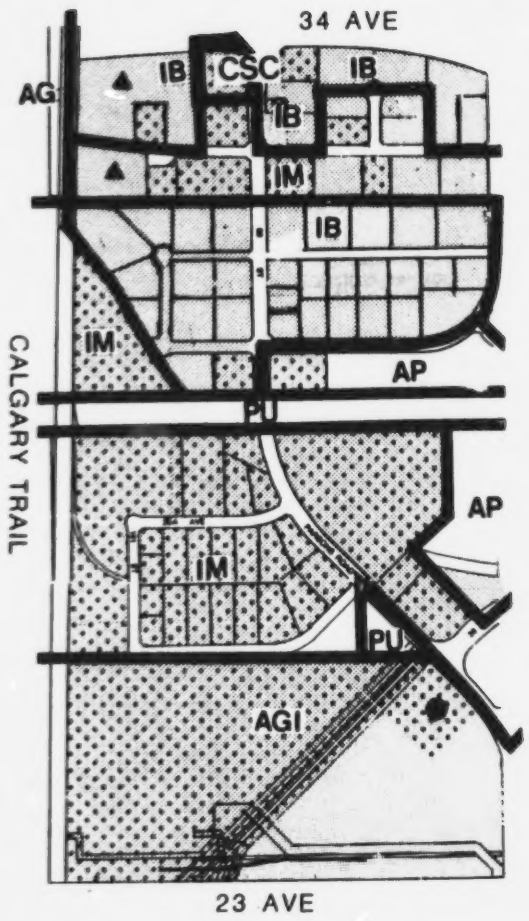
Building Permits Issued During 1984

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 2-3

PARSONS (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

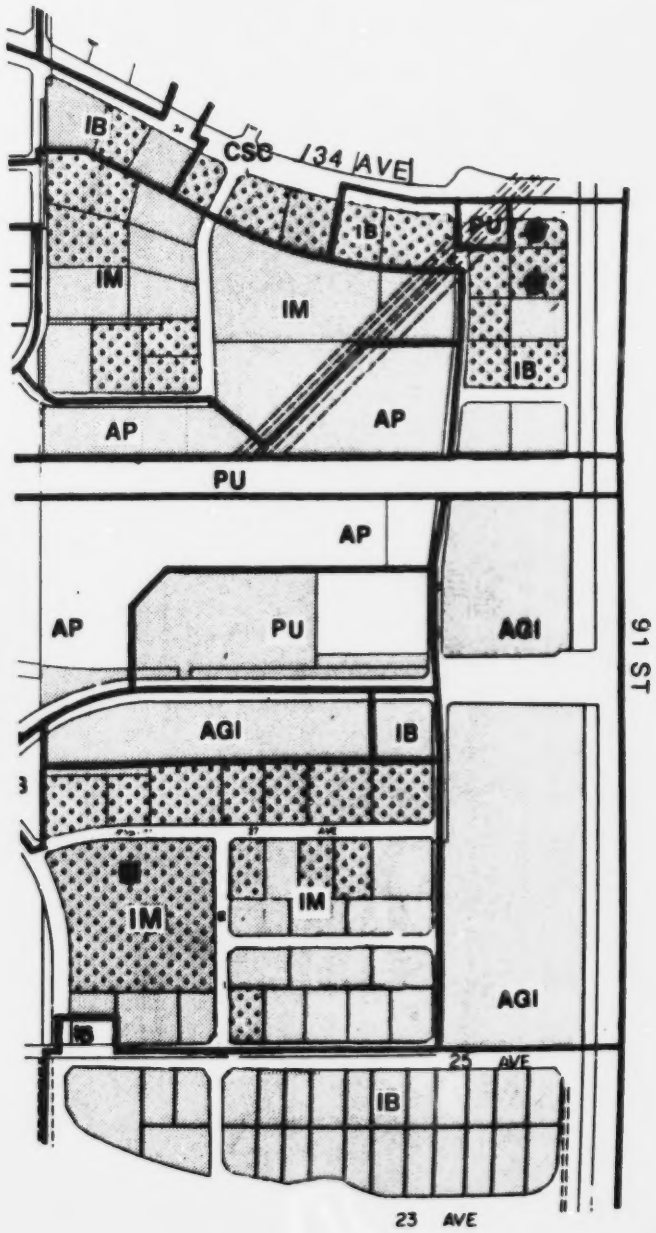
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land



MAP 2-4

PARSONS (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

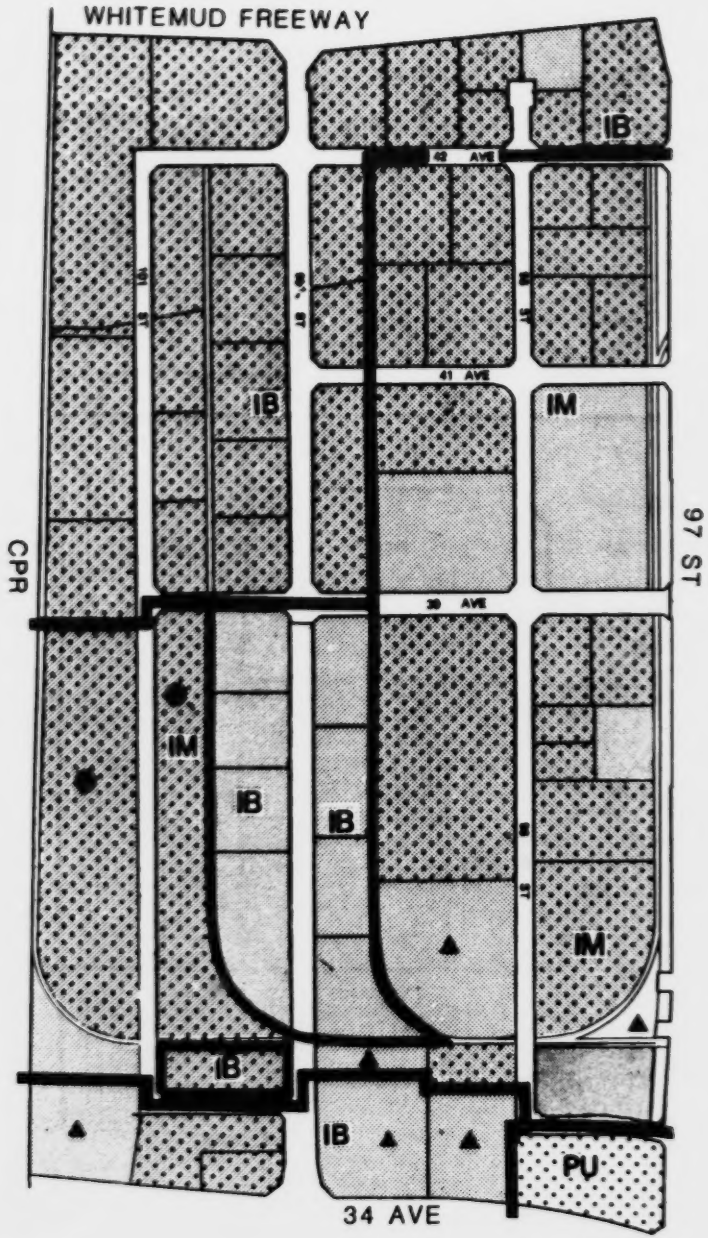
Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

MAP 2-5

STRATHCONA (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

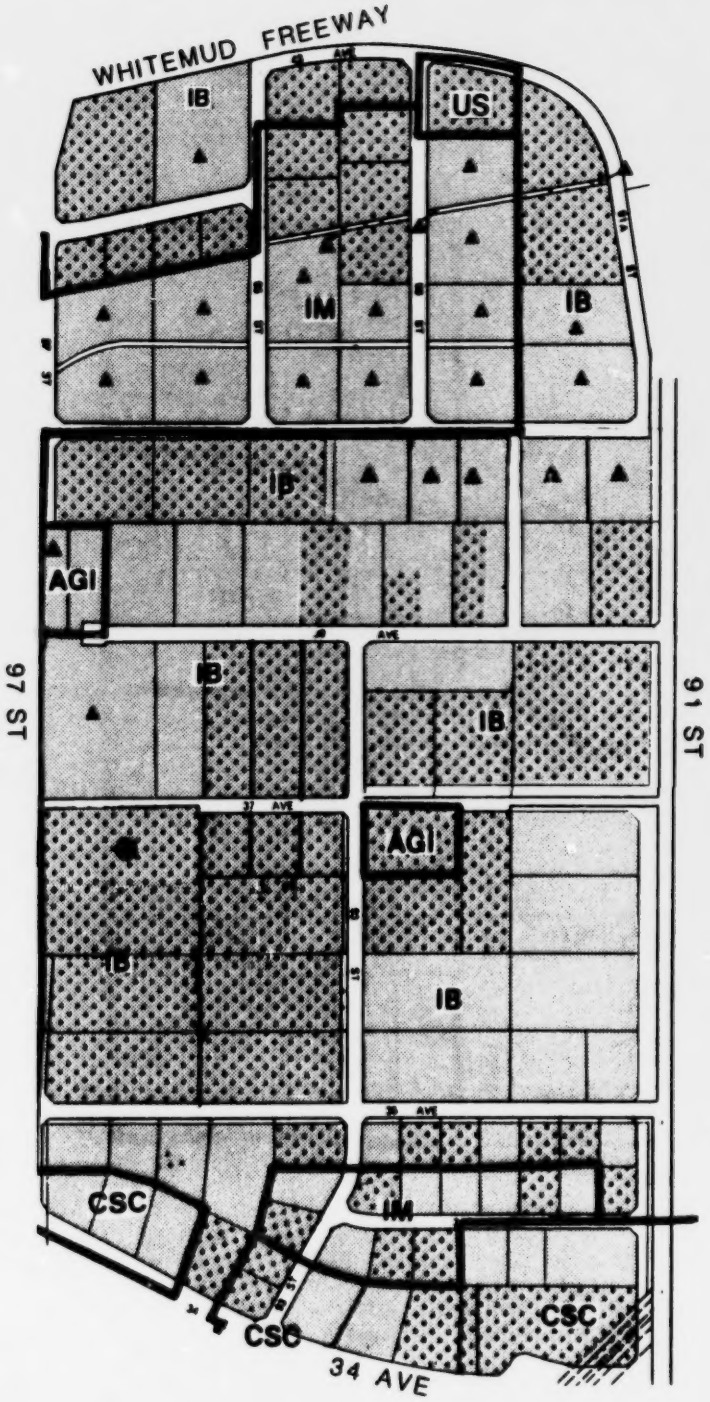
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

▲ City Owned Industrial Land



MAP 2-6

STRATHCONA (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1984

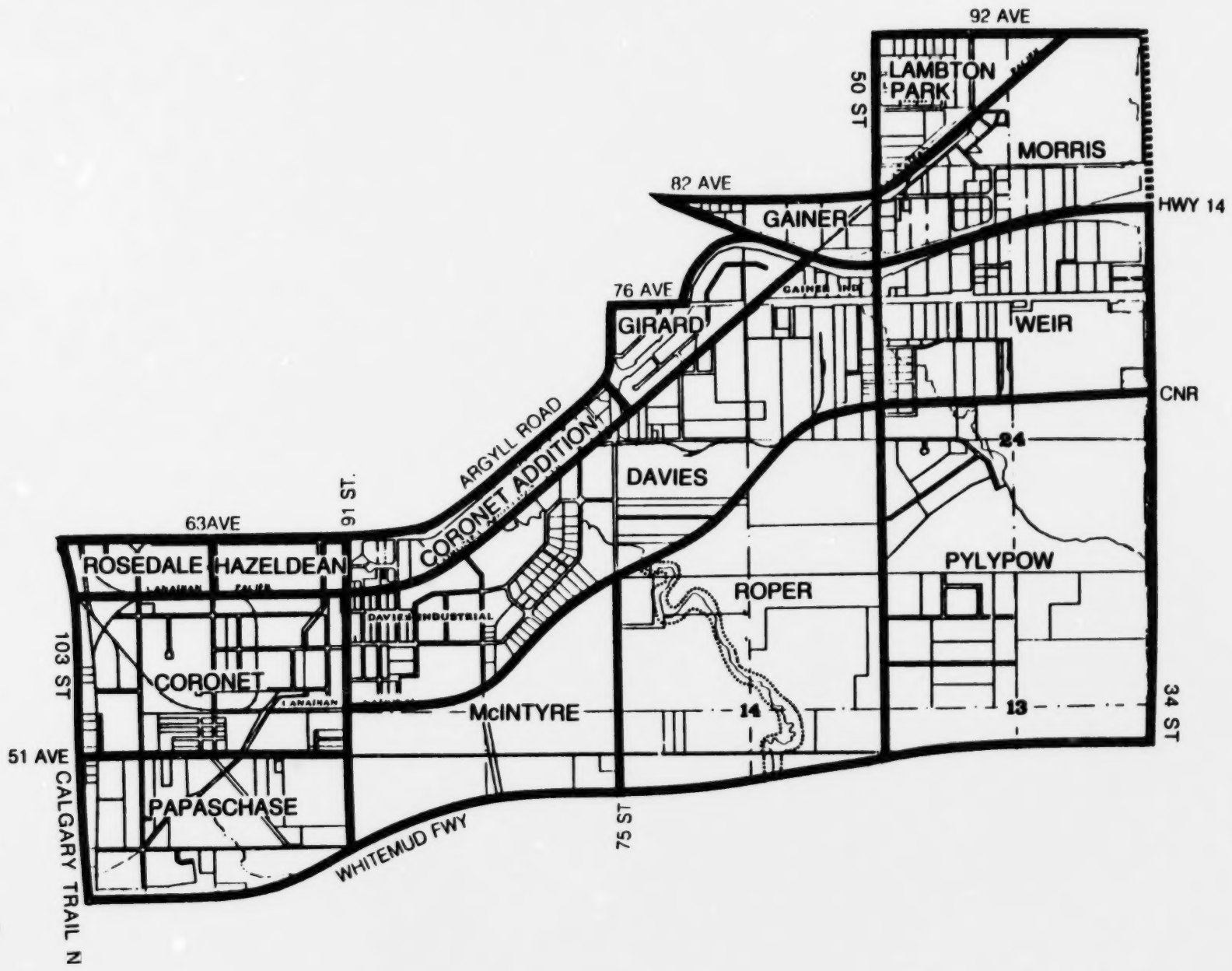
Replot Areas – Tentative and Approved

City Owned Industrial Land

Partial City Ownership

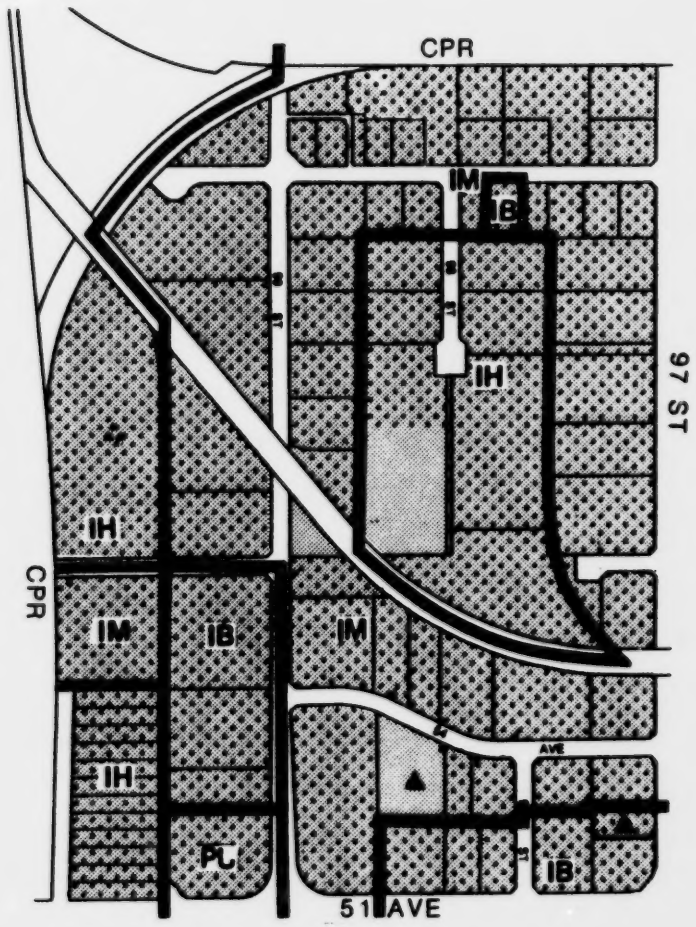
MAP 3-1

SOUTHEAST INDUSTRIAL OUTLINE PLAN AREA



MAP 3-2

CORONET (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

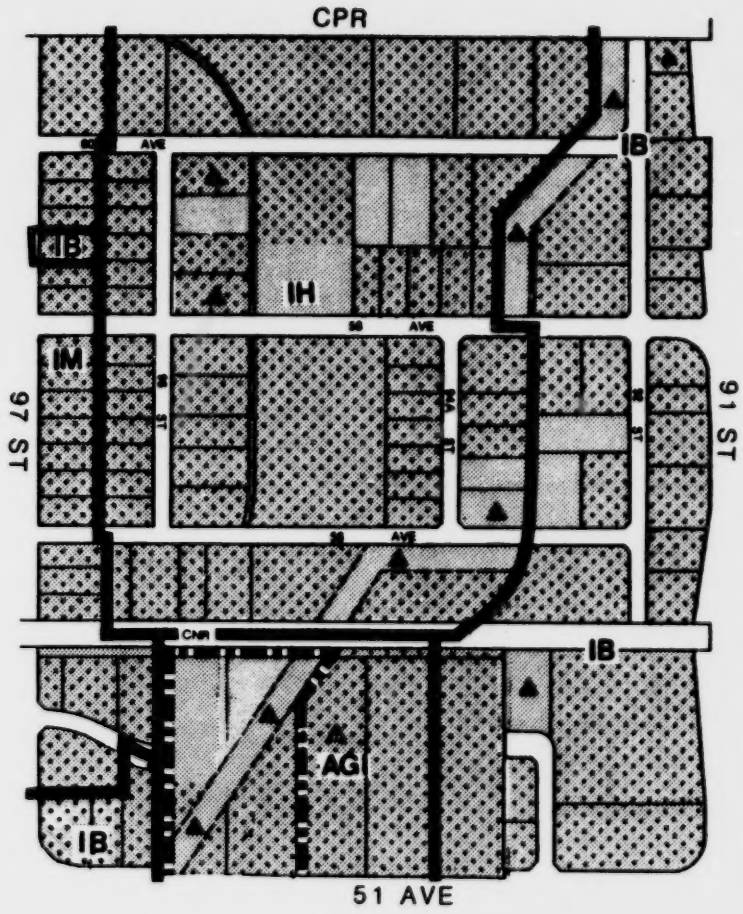
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-3

CORONET (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

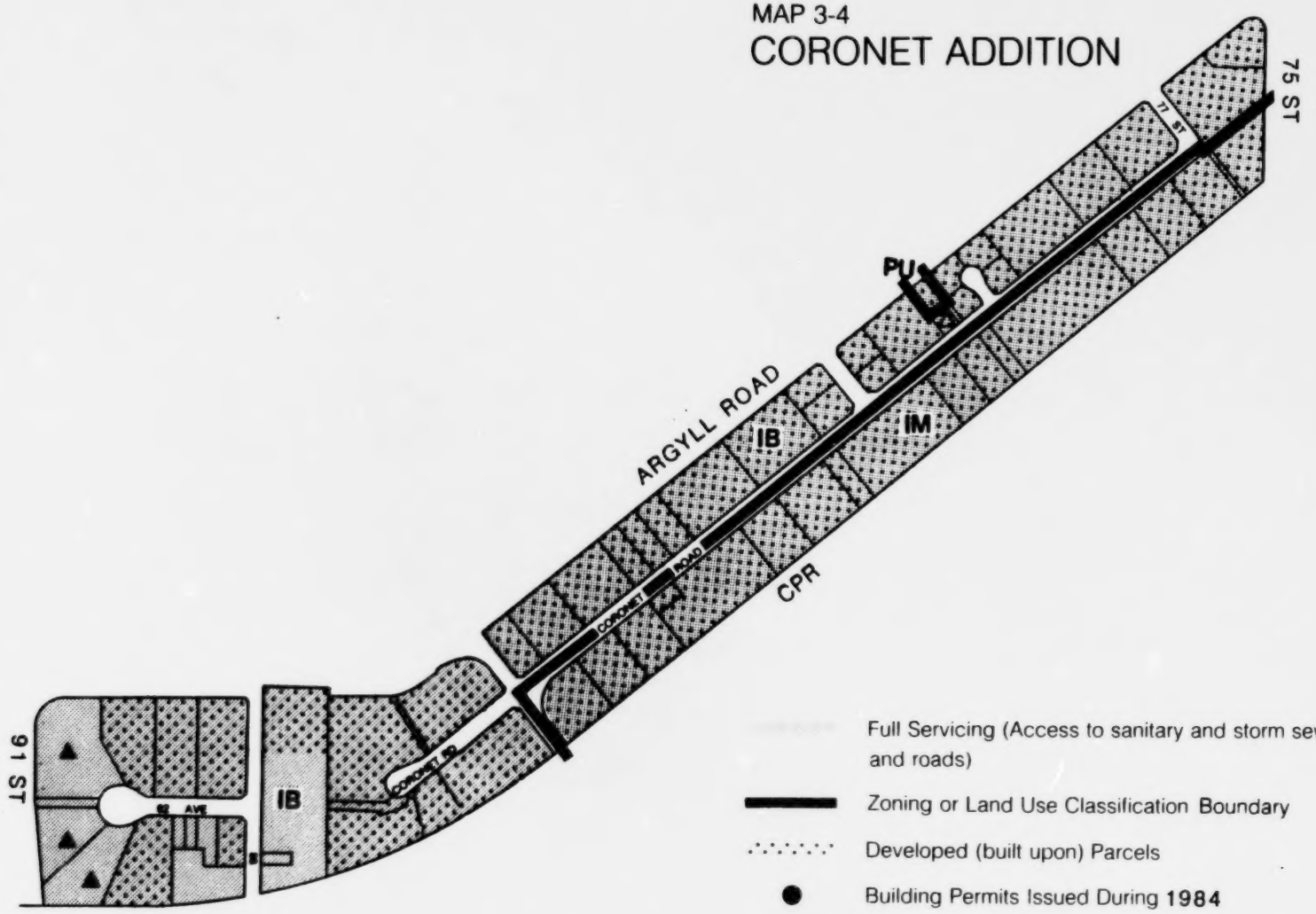
Replot Areas – Tentative and Approved

City Owned Industrial Land

Partial City Ownership

MAP 3-4

CORONET ADDITION



Full Servicing (Access to sanitary and storm sewers, water and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

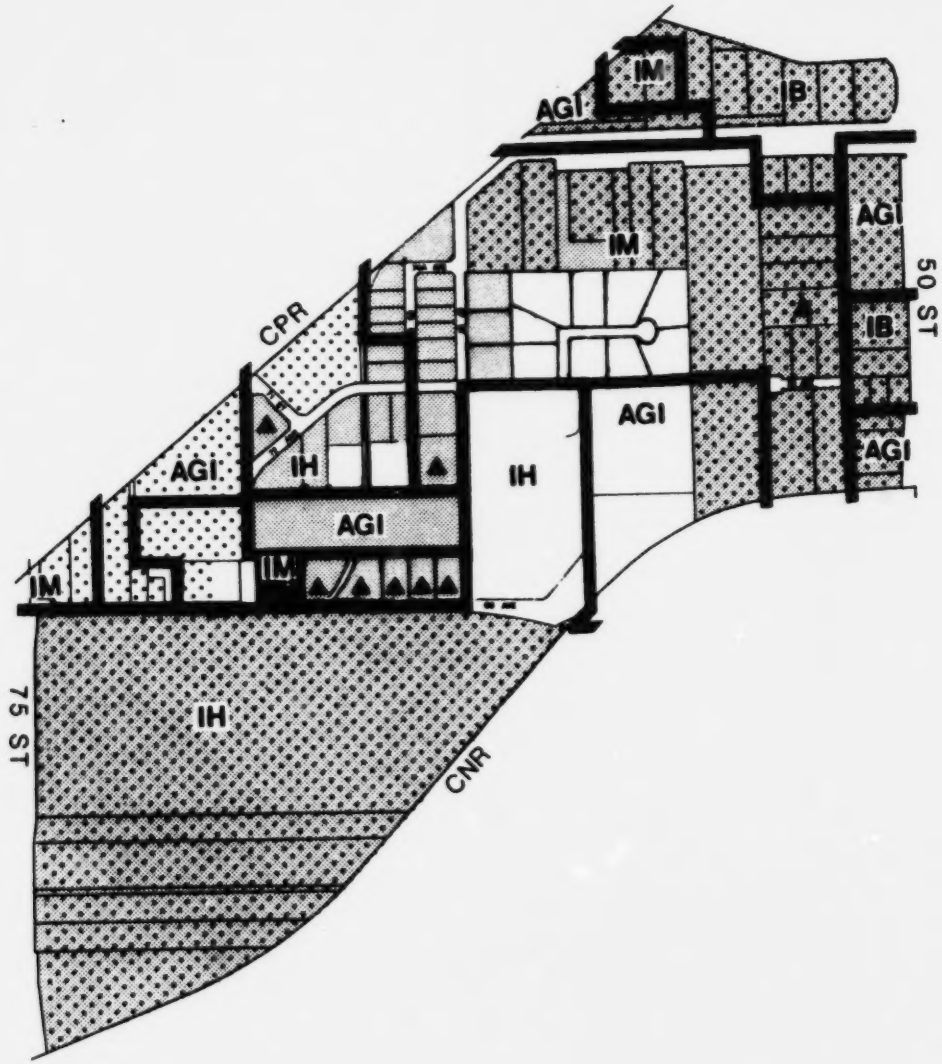
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-5

DAVIES (EAST)



Full Servicing (Access to sanitary and storm sewers, water and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

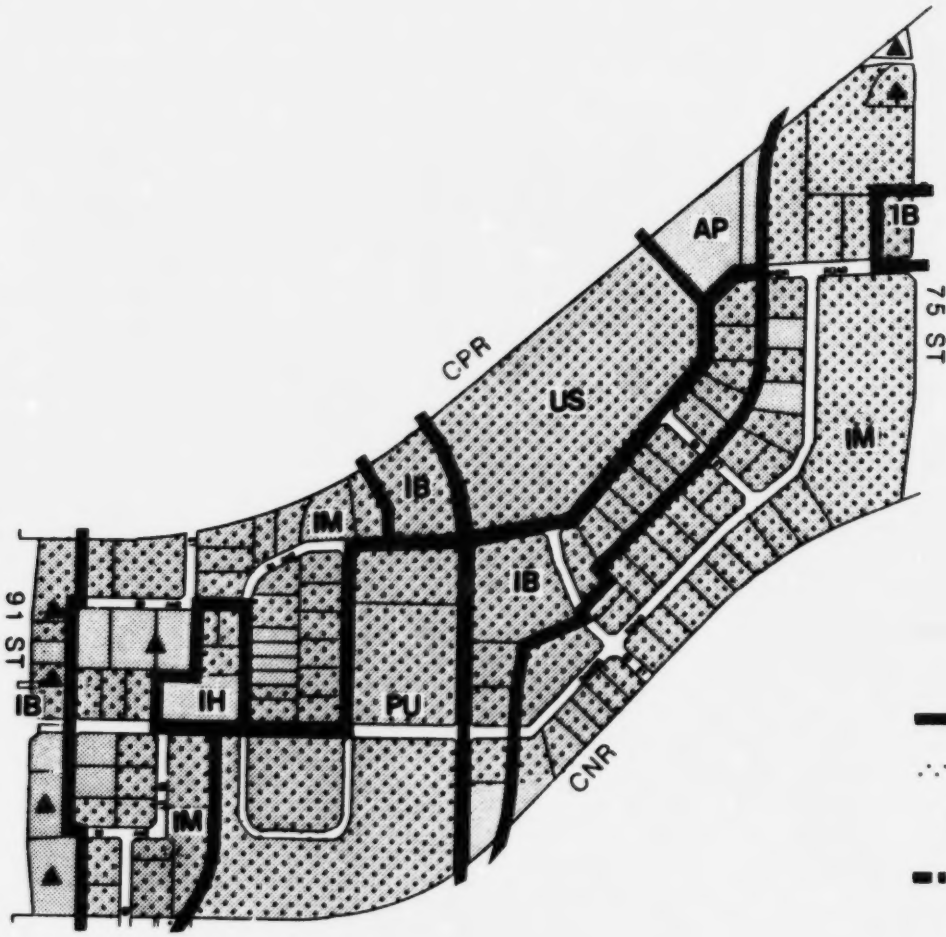
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-6

DAVIES (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

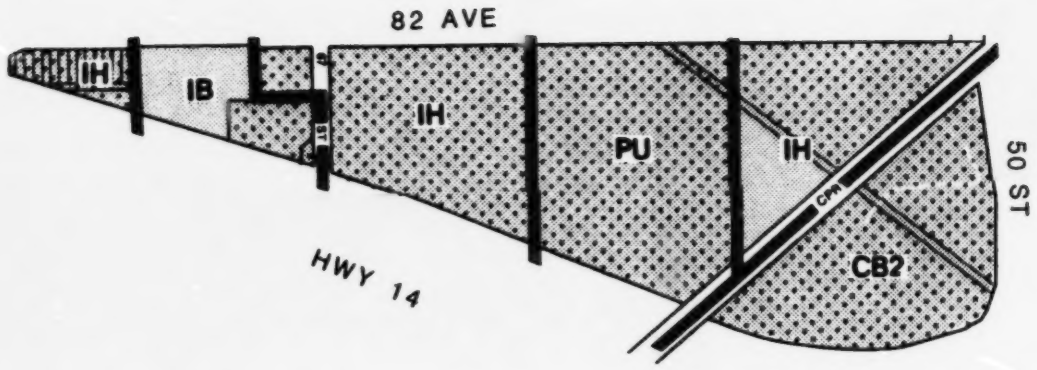
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-7
GAINER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

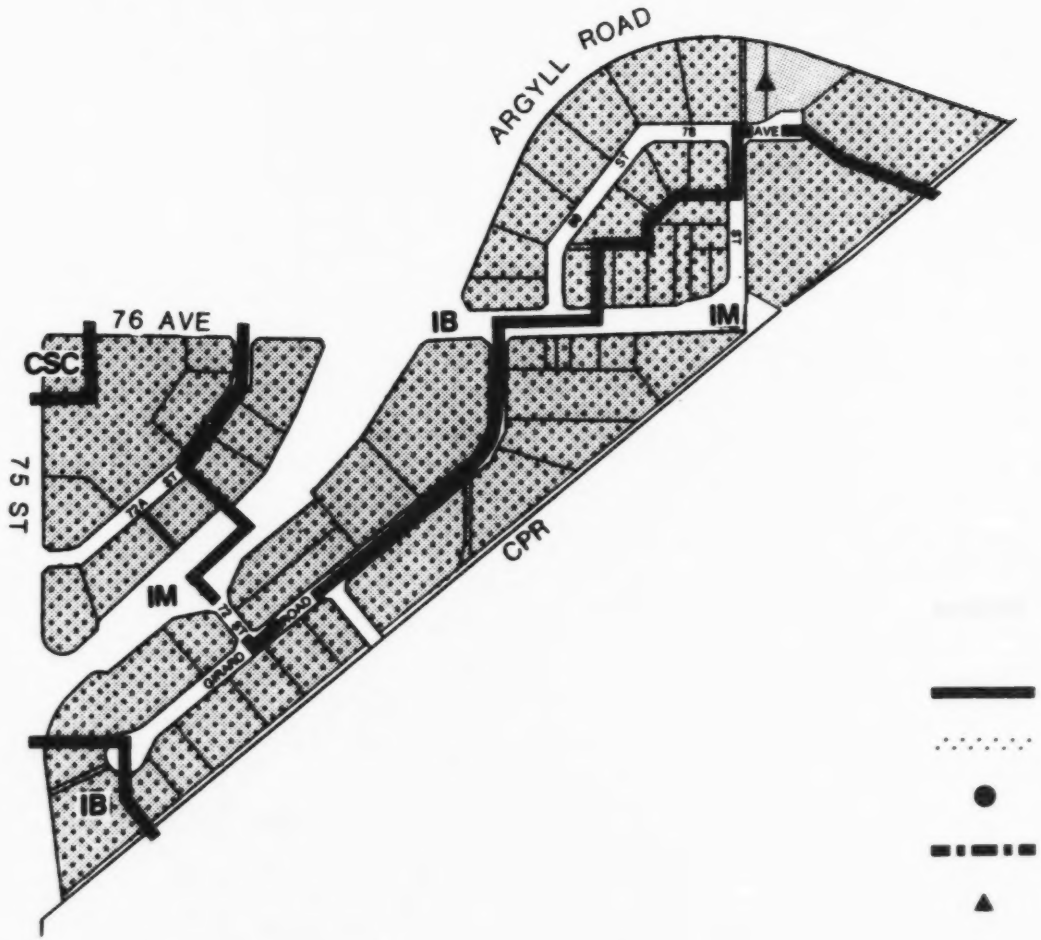
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 3-8

GIRARD



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

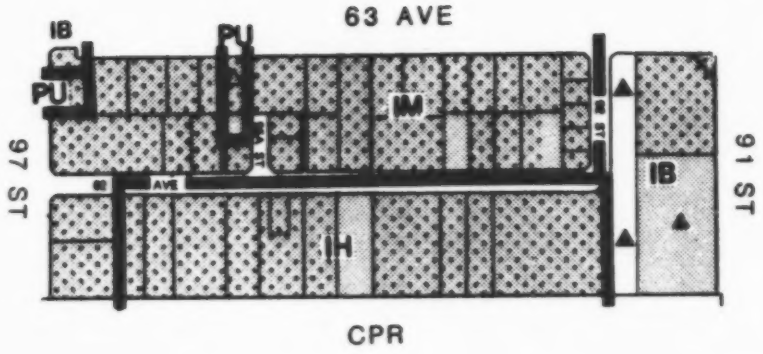
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-9

HAZELDEAN



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

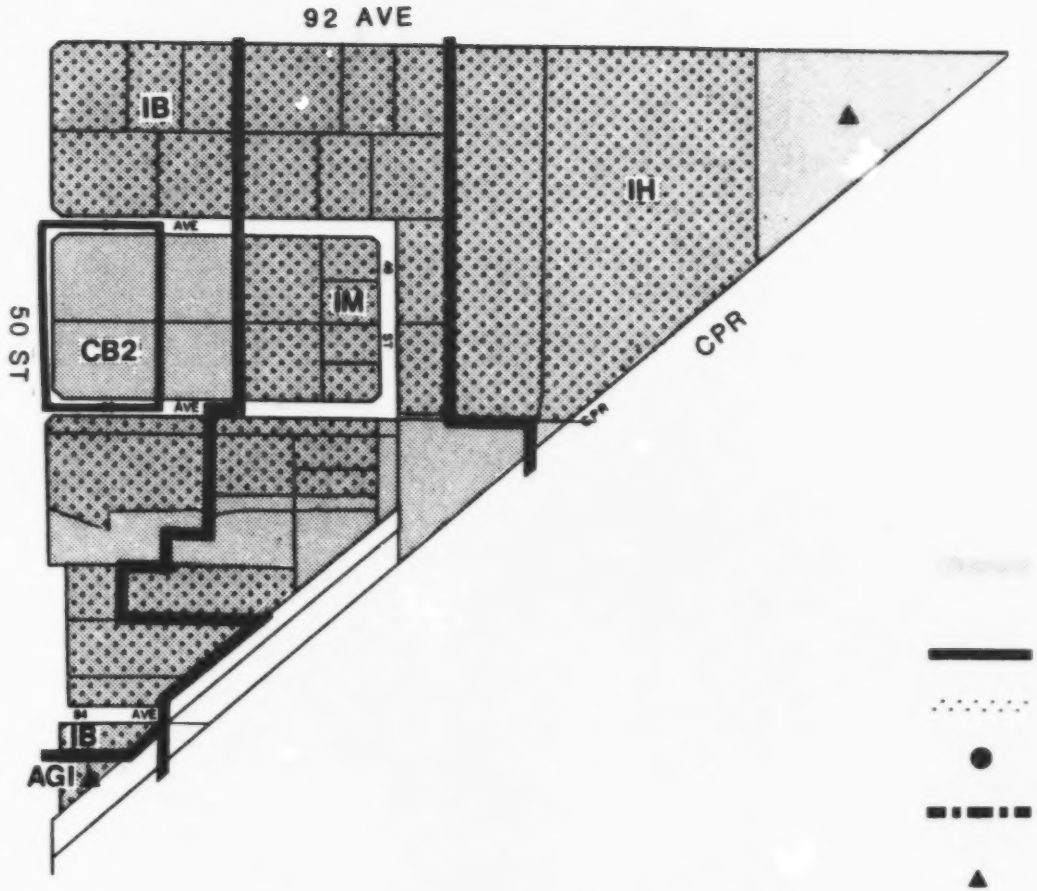
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-10

LAMBTON PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

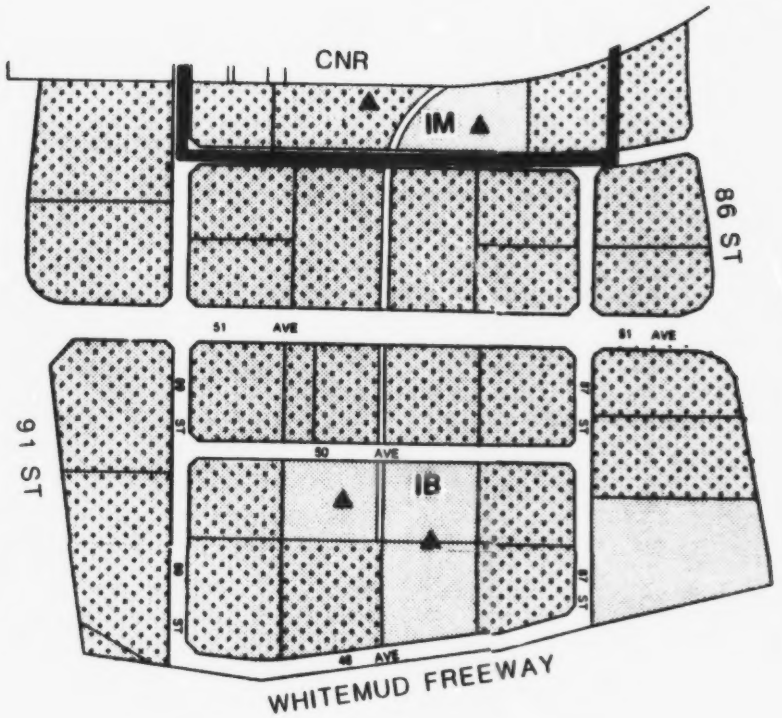
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-11

McINTYRE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

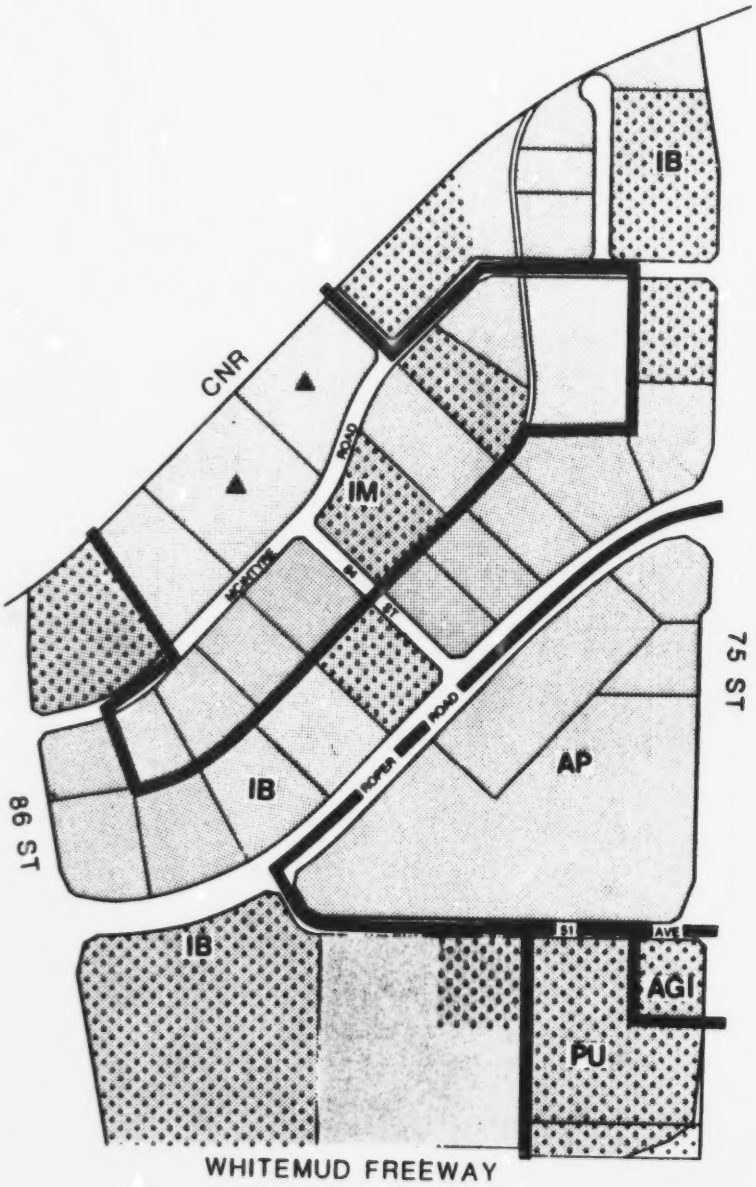
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-12

McINTYRE (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

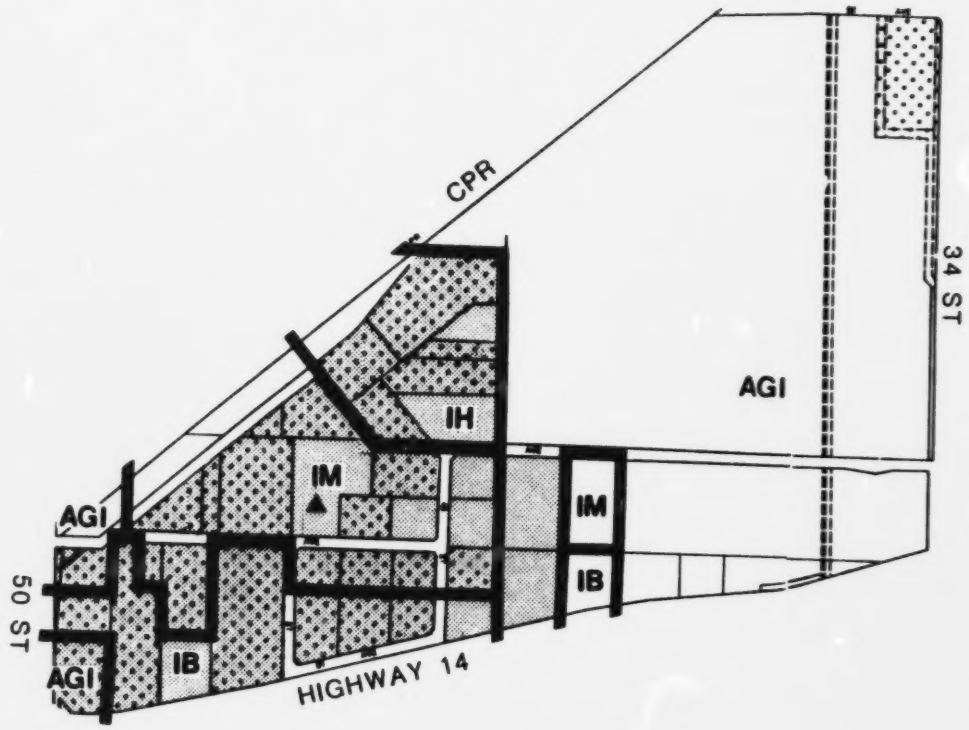
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-13
MORRIS



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

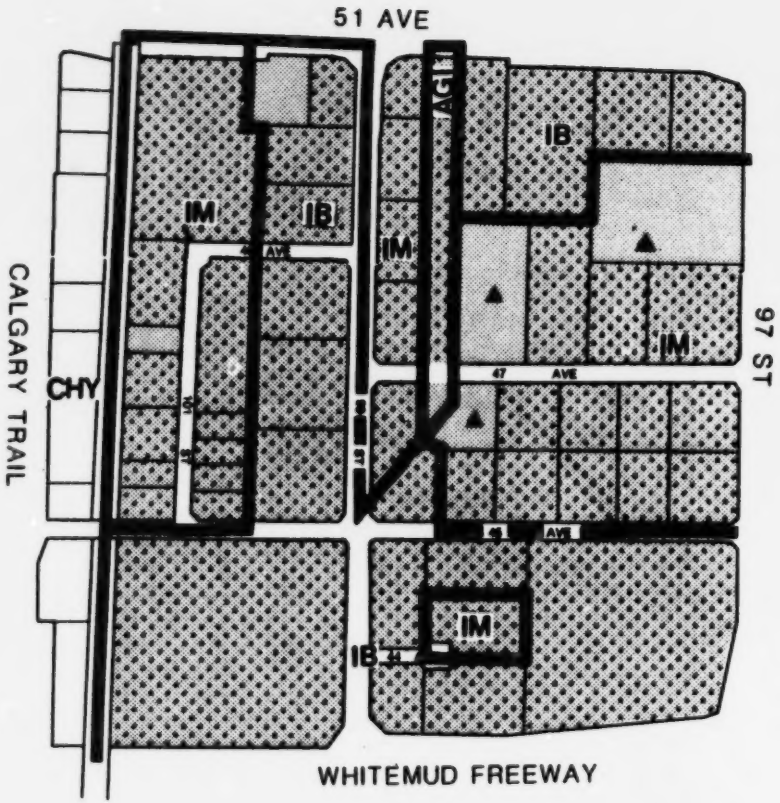
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-14

PAPACHASE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

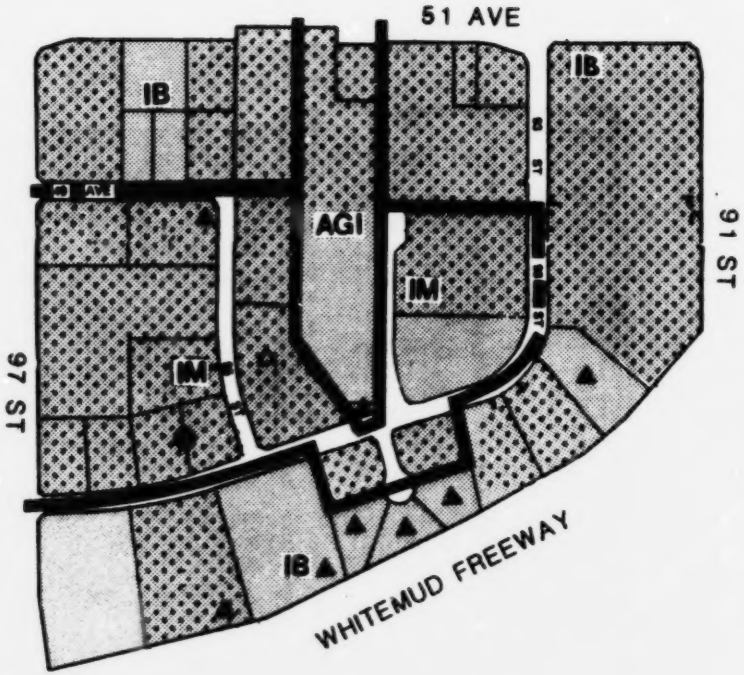
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-15

PAPASCHASE (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

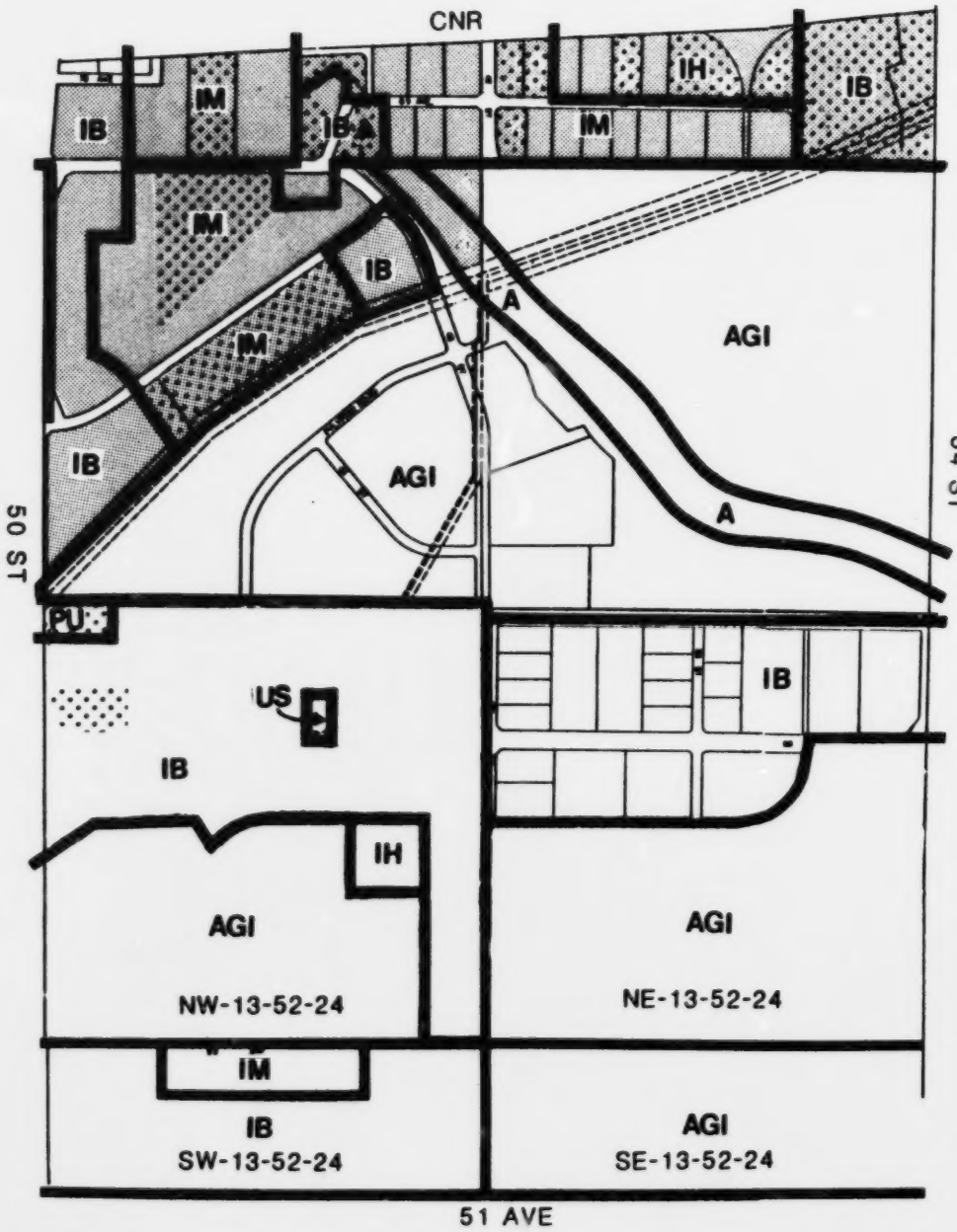
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership



MAP 3-16

PYLYPOW

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-17
ROPER

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

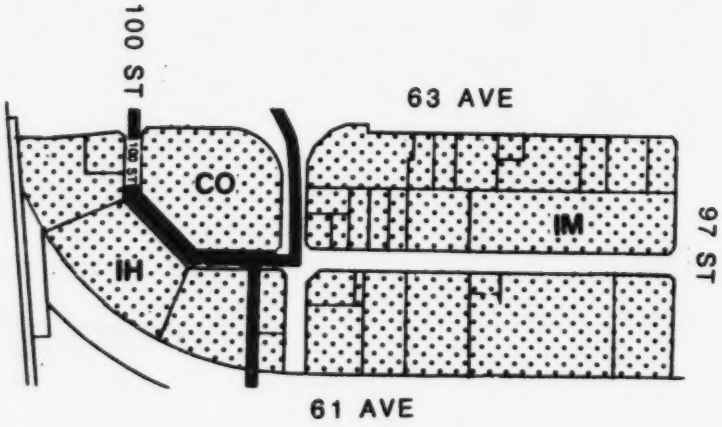
Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-18

ROSEDALE



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

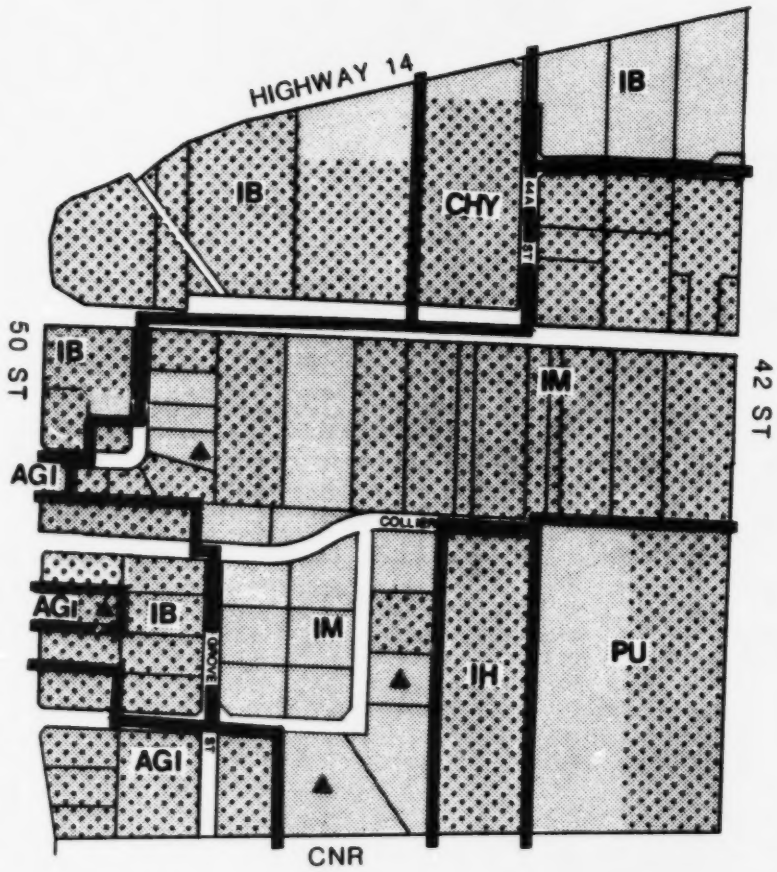
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 3-19

WEIR (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

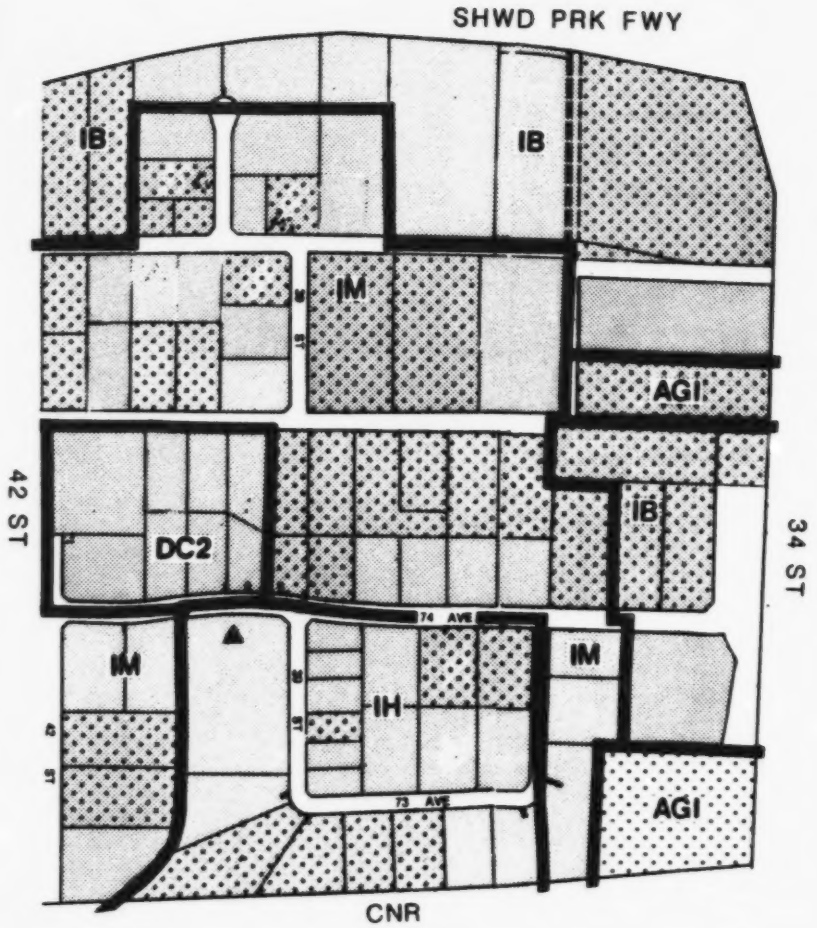
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-20

WEIR (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

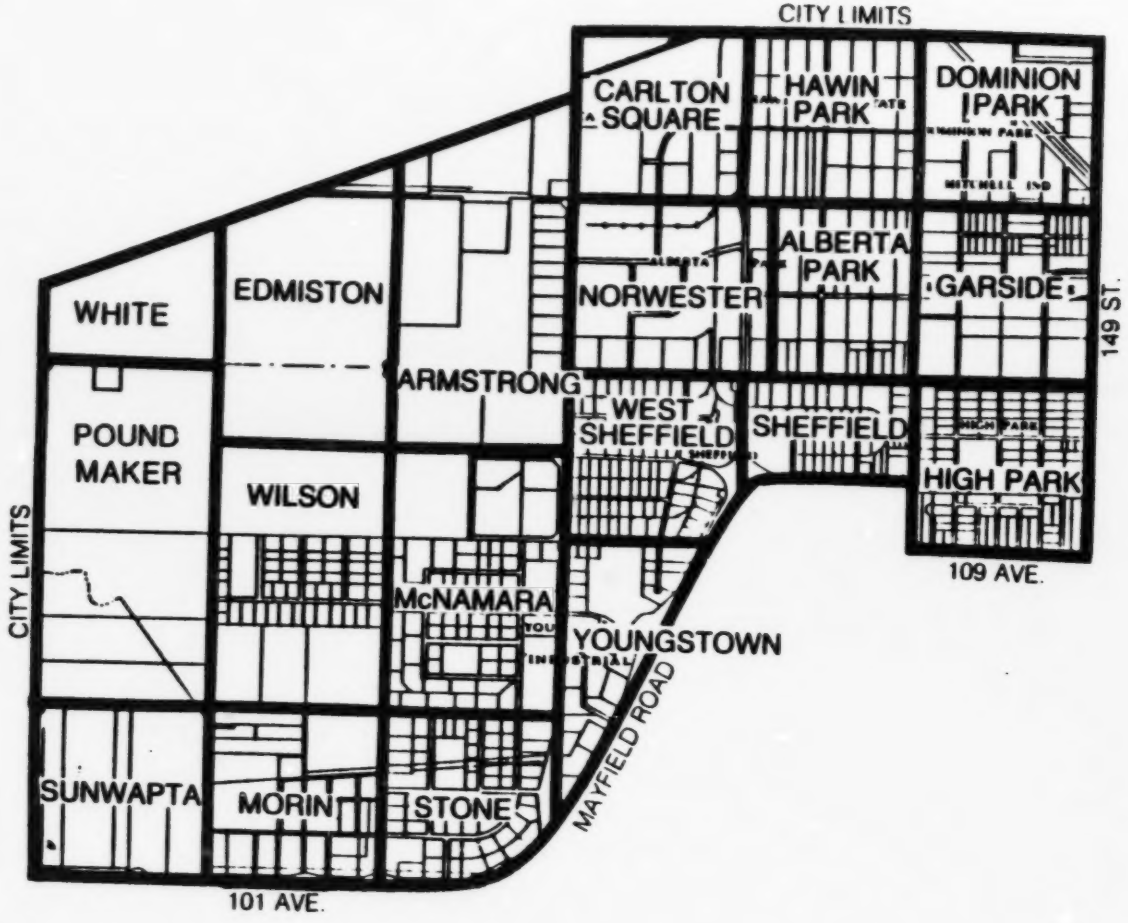
Building Permits Issued During 1984

Replot Areas – Tentative and Approved

City Owned Industrial Land

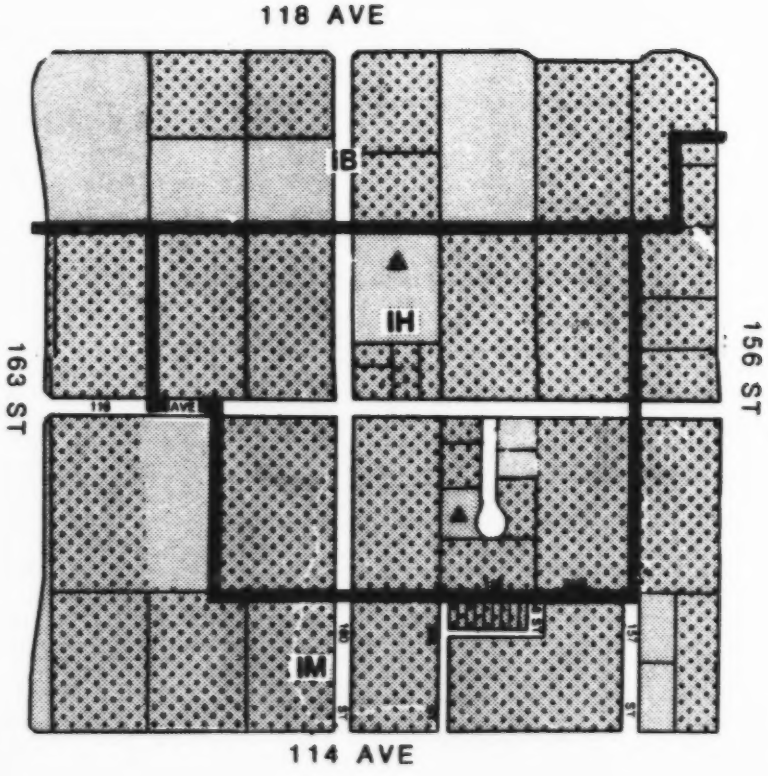
MAP 4-1

NORTHWEST INDUSTRIAL OUTLINE PLAN AREA



MAP 4-2

ALBERTA PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

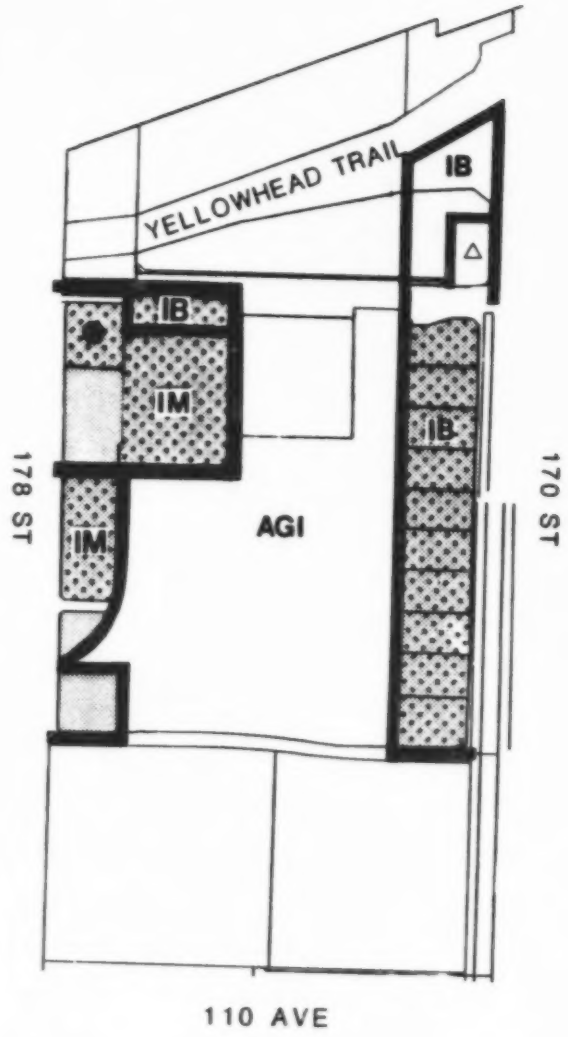
Building Permits Issued During 1984

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 4-3

ARMSTRONG



△ Portion Owned by City

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

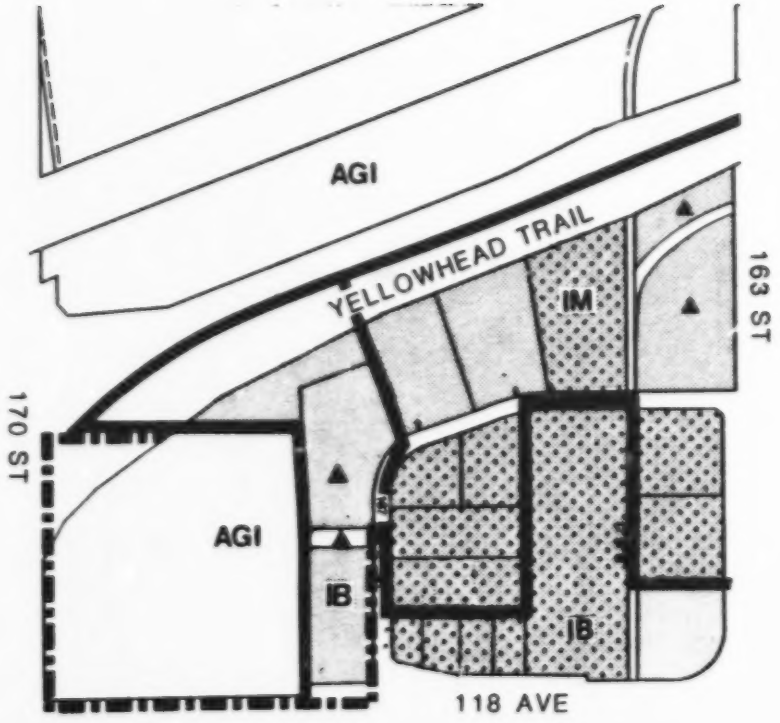
Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

MAP 4-4

CARLETON SQUARE



▲ **City Owned**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

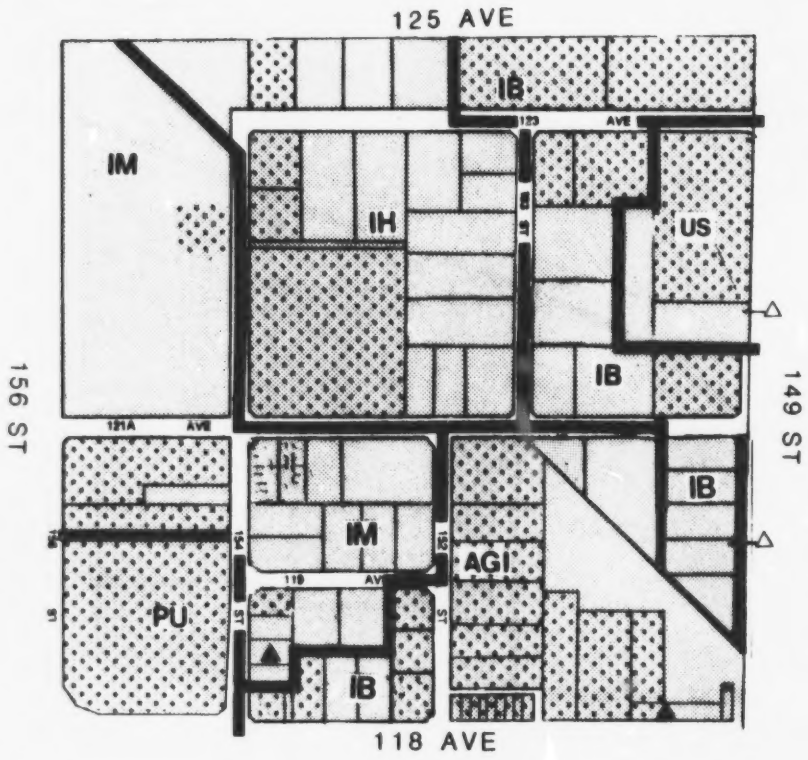
Developed (built upon) Parcels

● Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 4-5

DOMINION PARK (MITCHELL)



△ **Portion Owned by City**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

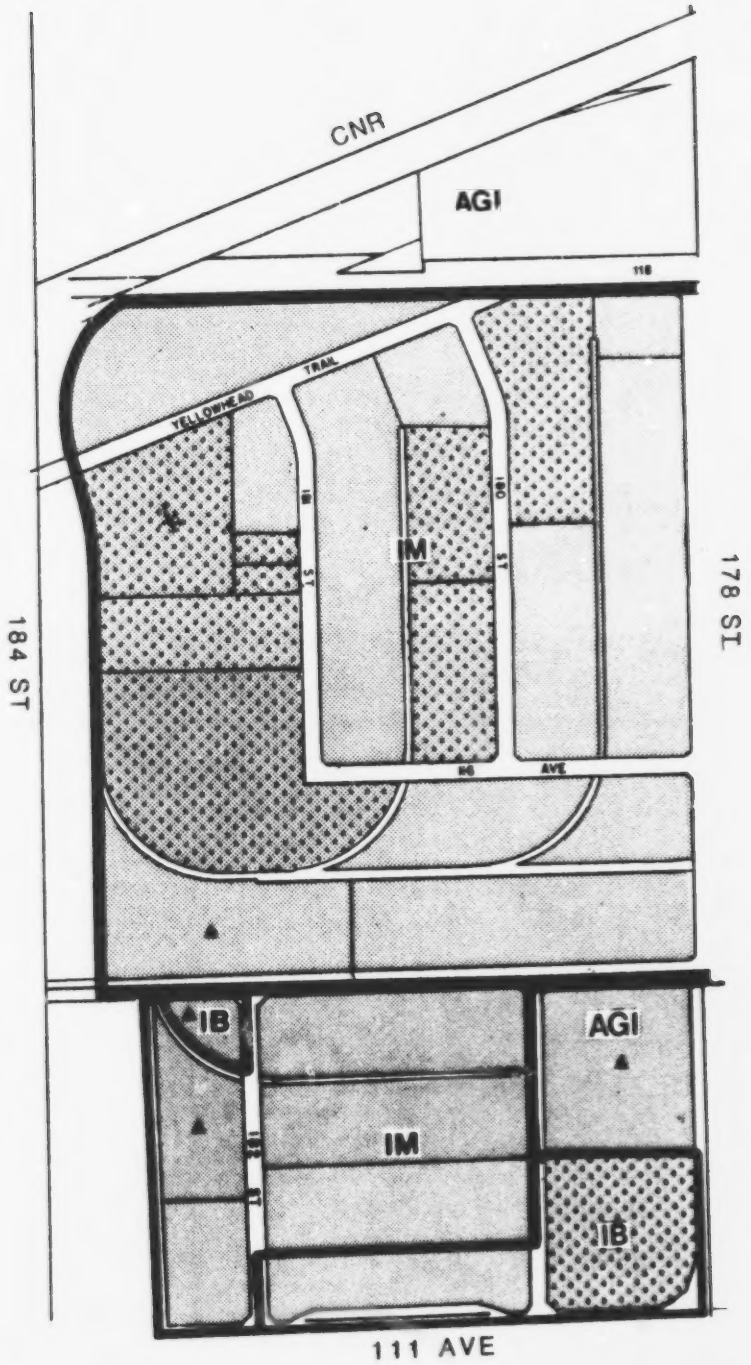
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

▲ City Owned Industrial Land



MAP 4-6

EDMISTON

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

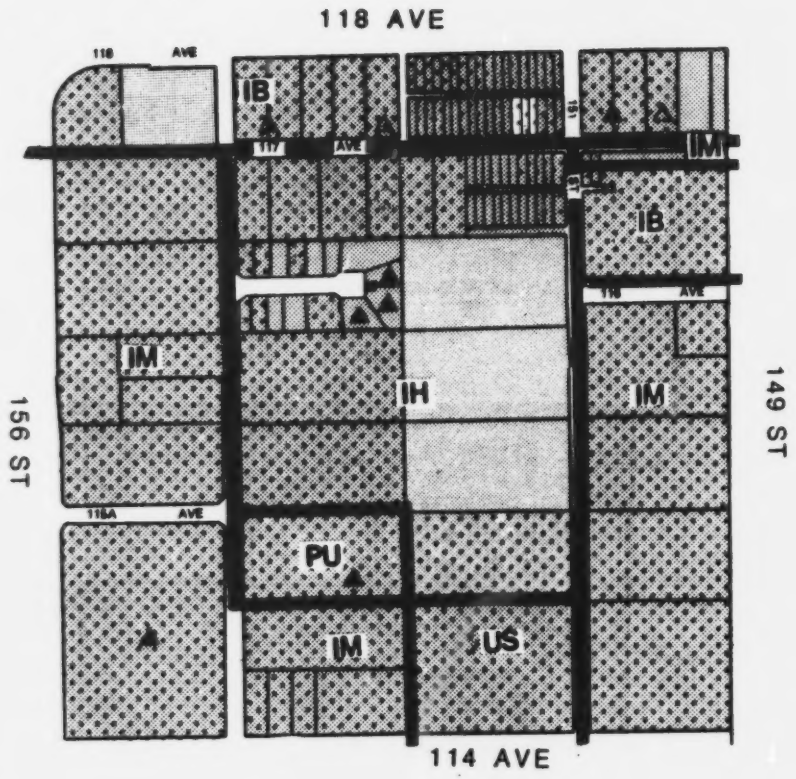
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 4-7

GARSIDE (BREMNER)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

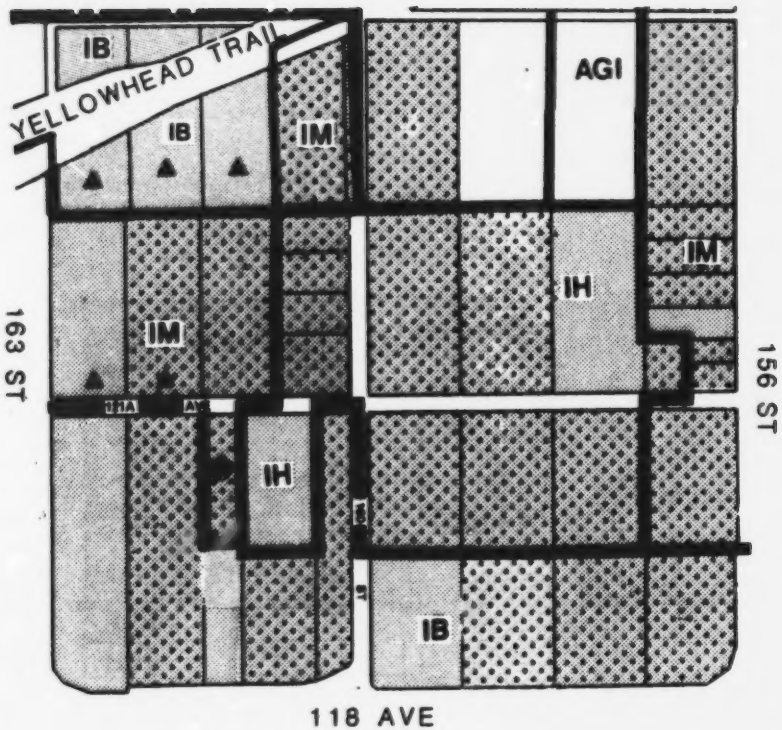
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 4-8

HAWIN PARK



△ **Partial City Ownership**

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

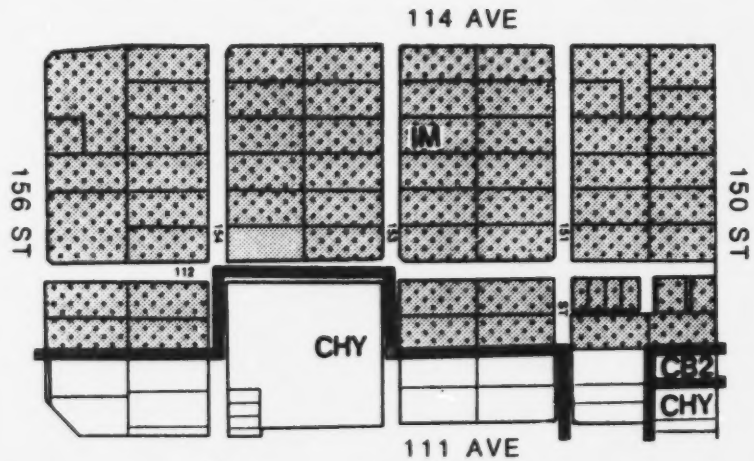
Developed (built upon) Parcels

● Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 4-9

HIGH PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

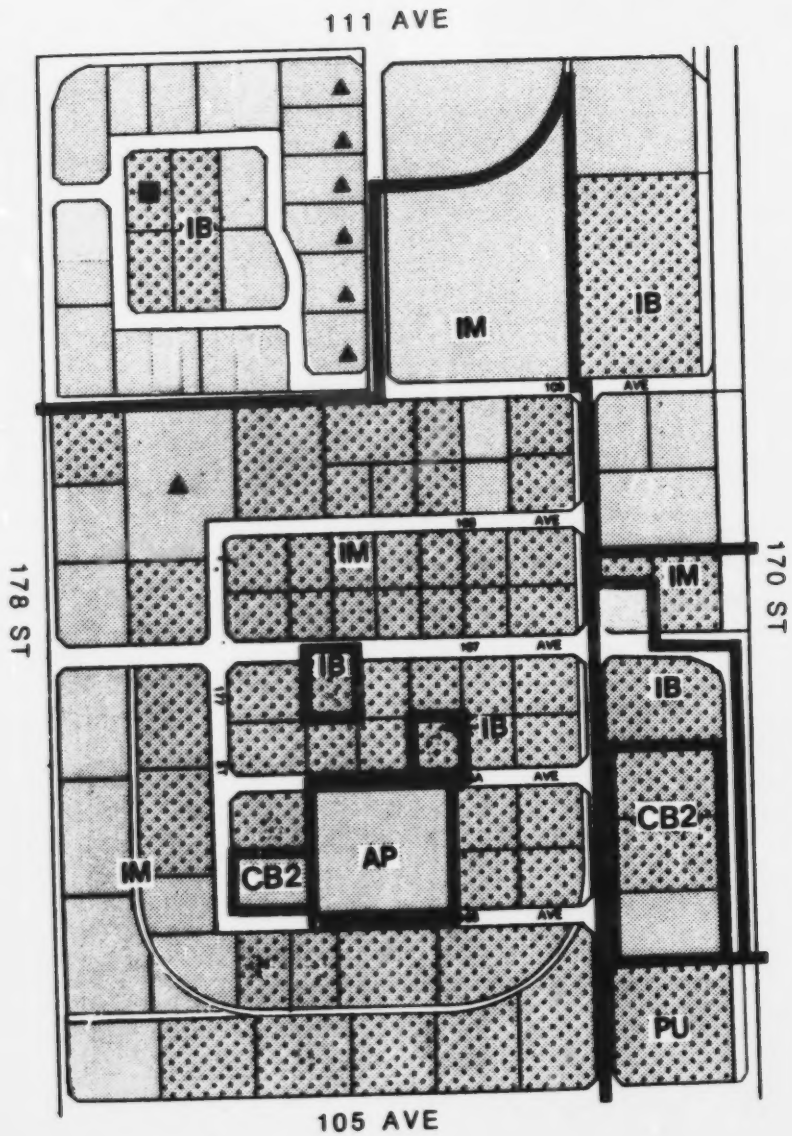
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas - Tentative and Approved

MAP 4-10

McNAMARA



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

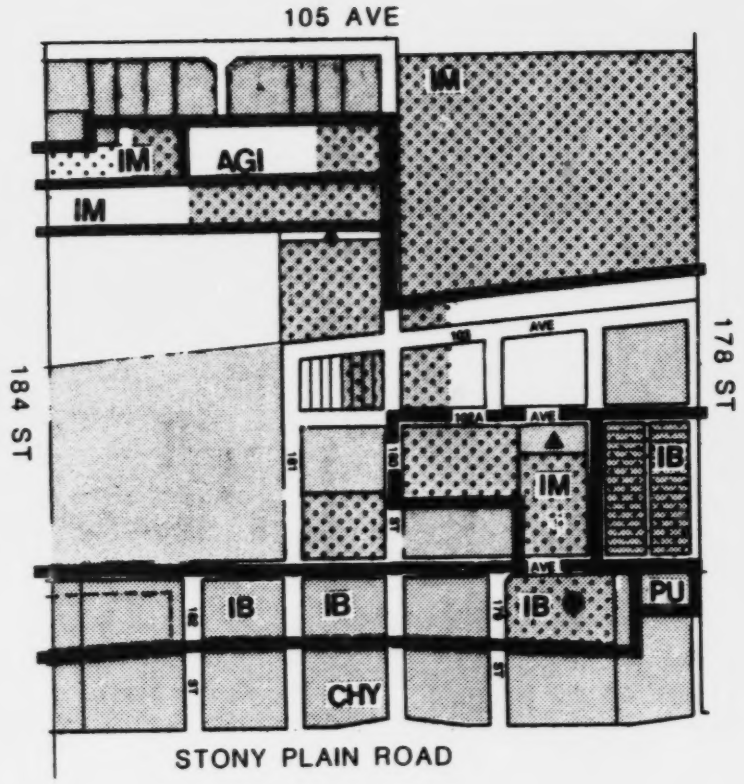
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 4-11
MORIN



▲ City Owned Industrial Land

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

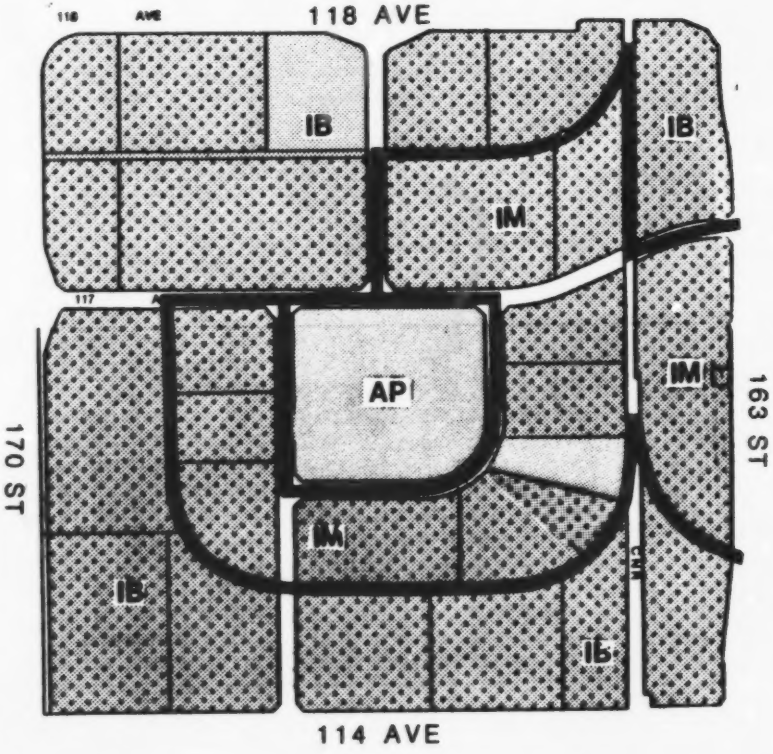
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

● Building Permits Issued During 1984

Replot Areas – Tentative and Approved

MAP 4-12
NORWESTER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

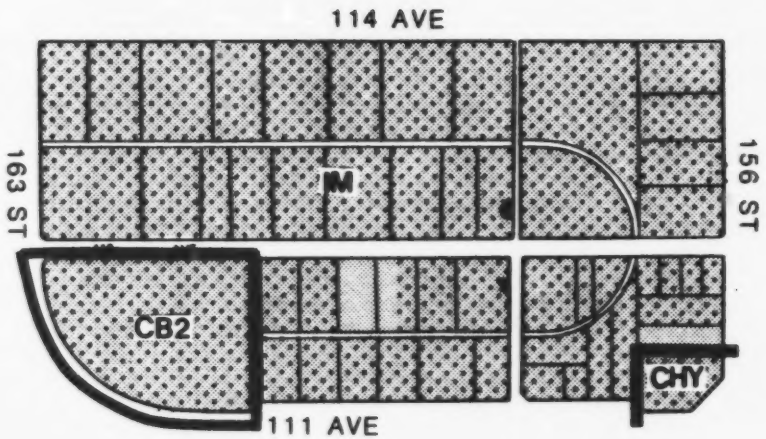
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 4-13
SHEFFIELD



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

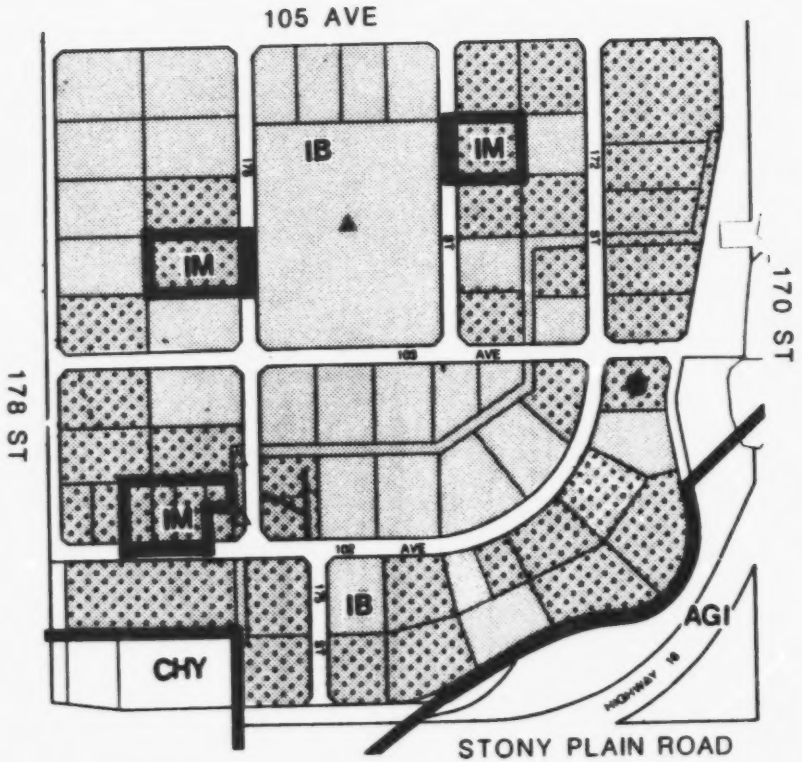
Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

MAP 4-14

STONE



△ **Partial City Ownership**

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas -- Tentative and Approved

MAP 4-15
SUNWAPTA

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

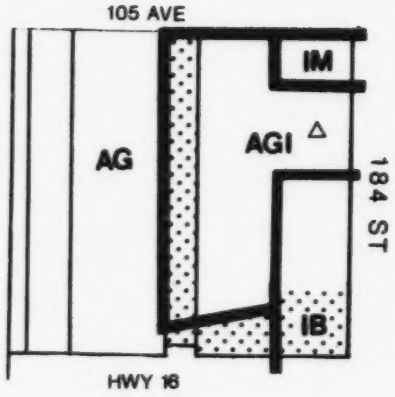
Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

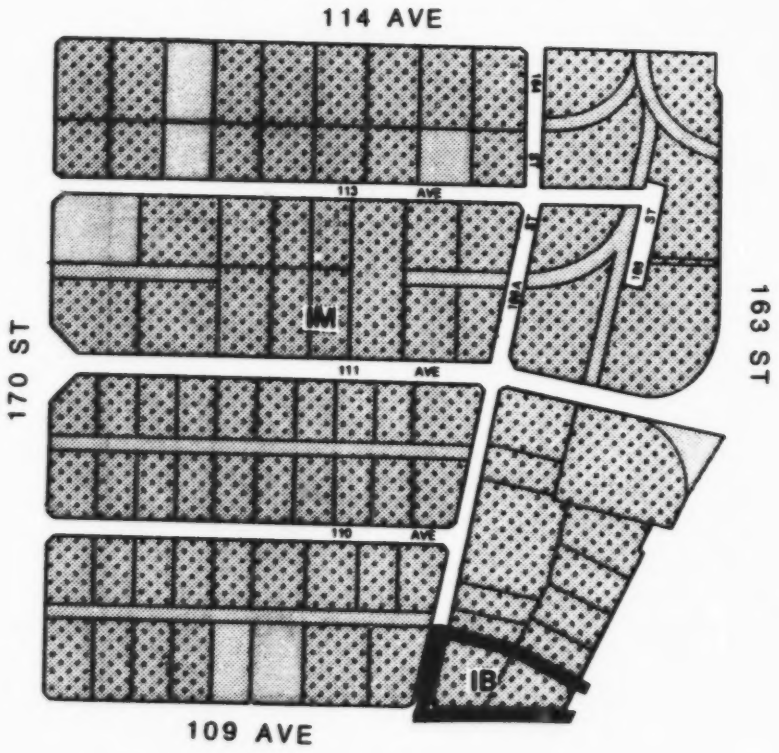
City Owned Industrial Land

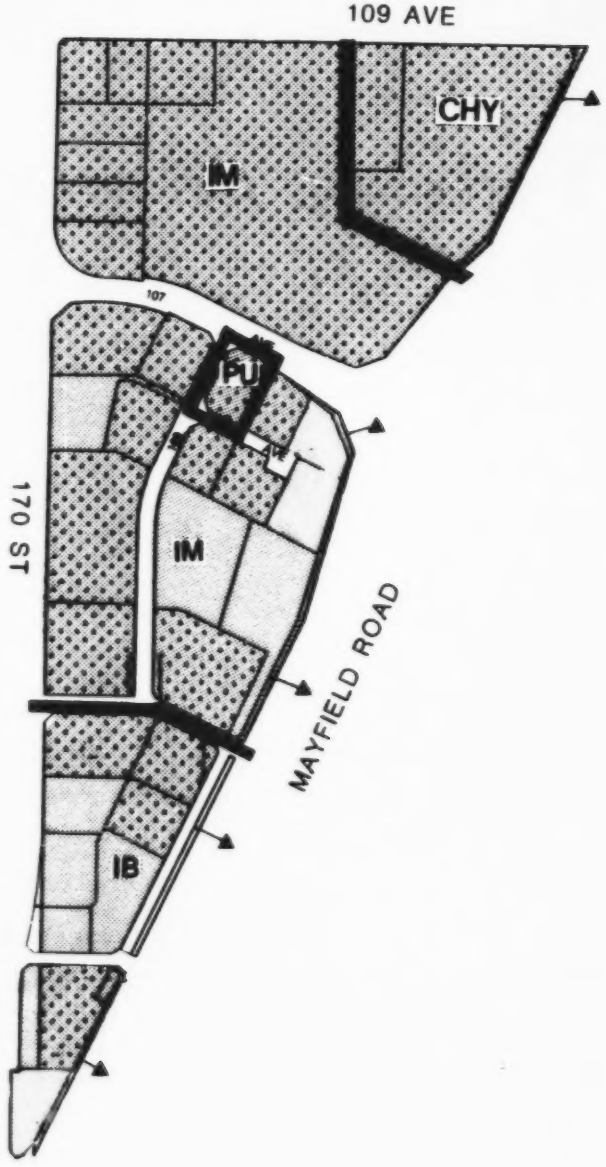
Partial City Ownership



MAP 4-16

YOUNGSTOWN





▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

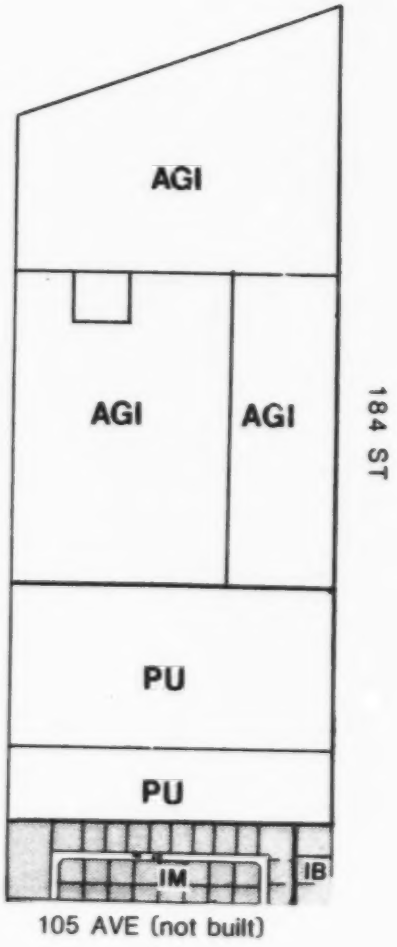
Developed (built upon) Parcels

Building Permits Issued During **1984**

Replot Areas – Tentative and Approved

MAP 4-17

WHITE INDUSTRIAL AND POUNDMAKER



Full Servicing (Access to sanitary and storm sewers, water and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

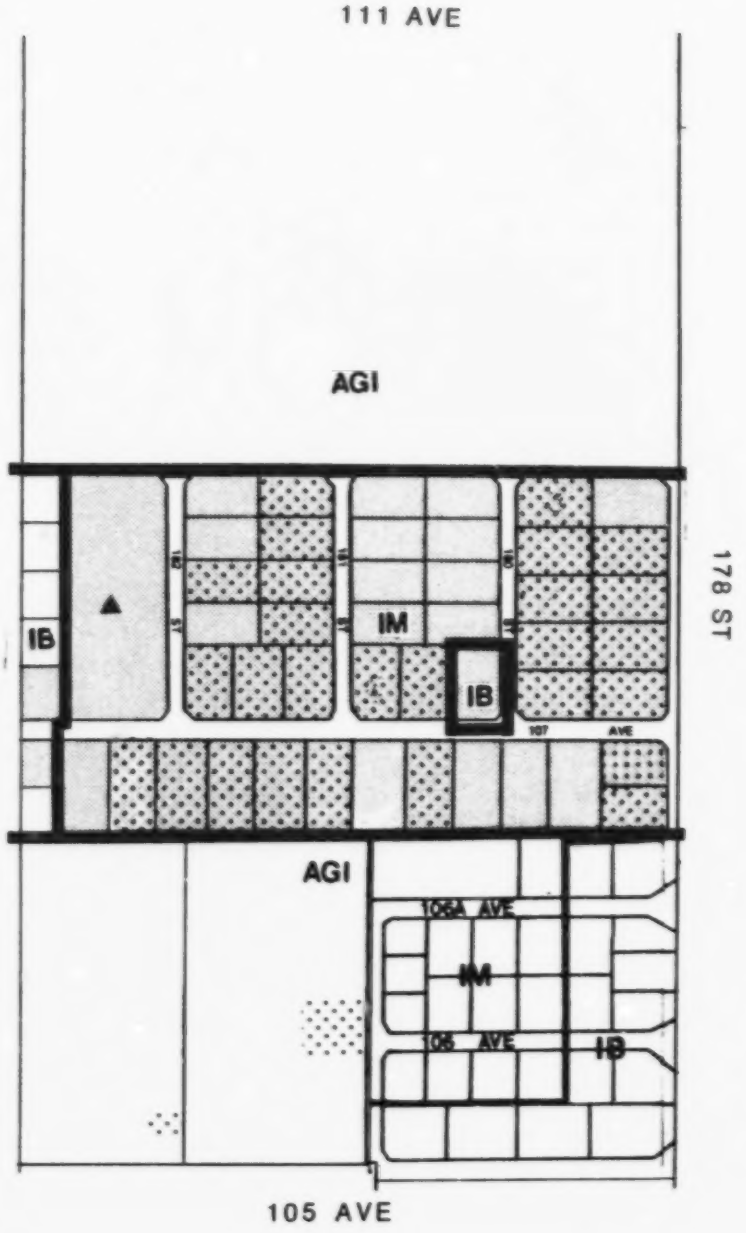
Developed (built upon) Parcels

Building Permits Issued During 1984

Replot Areas – Tentative and Approved

MAP 4-18

WILSON



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

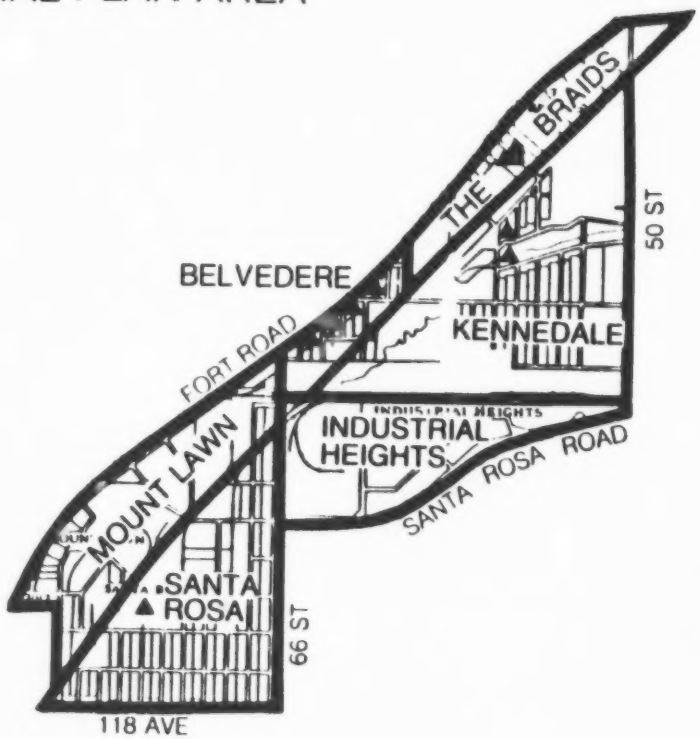
Building Permits Issued During 1984

Replot Areas – Tentative and Approved

City Owned Industrial Land

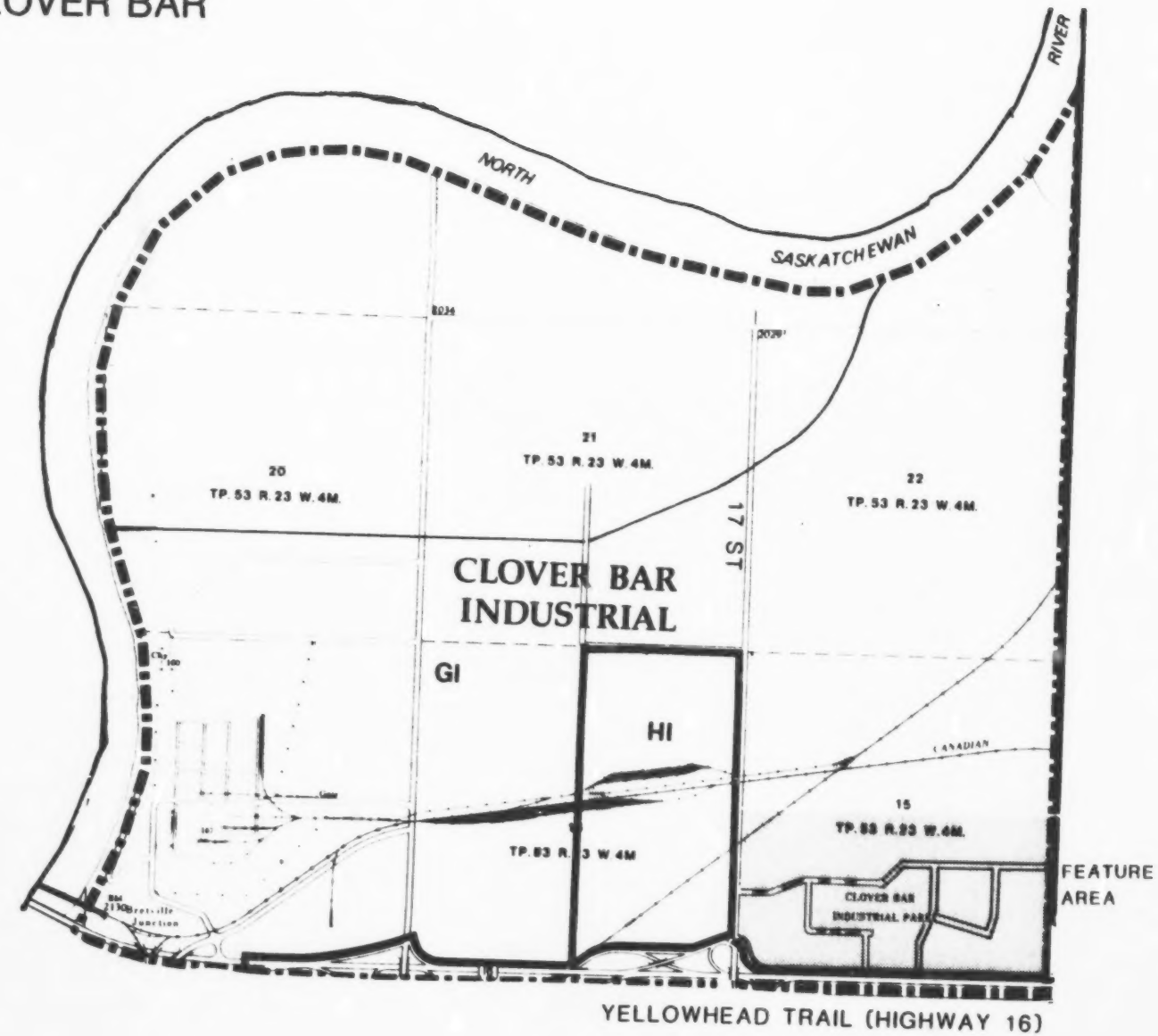
MAP 5-1

NORTHEAST INDUSTRIAL PLAN AREA



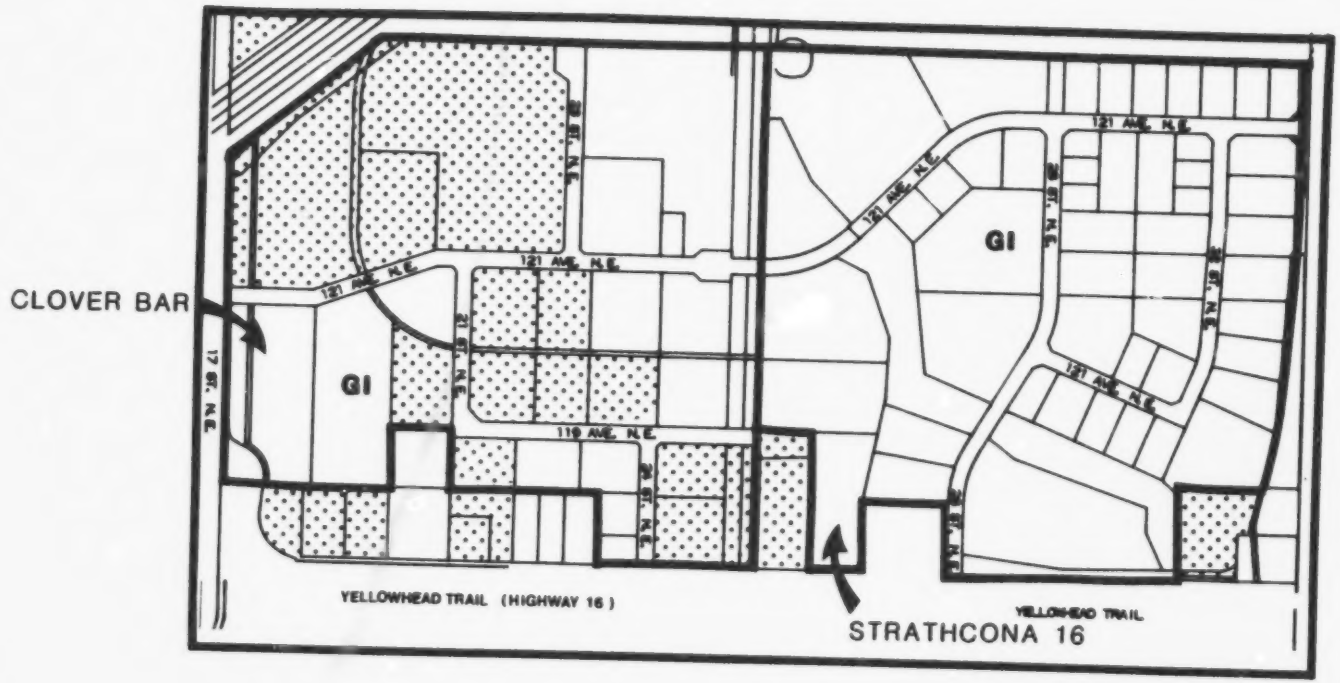
MAP 6-1

CLOVER BAR



MAP 6-2

CLOVER BAR AND STRATHCONA 16



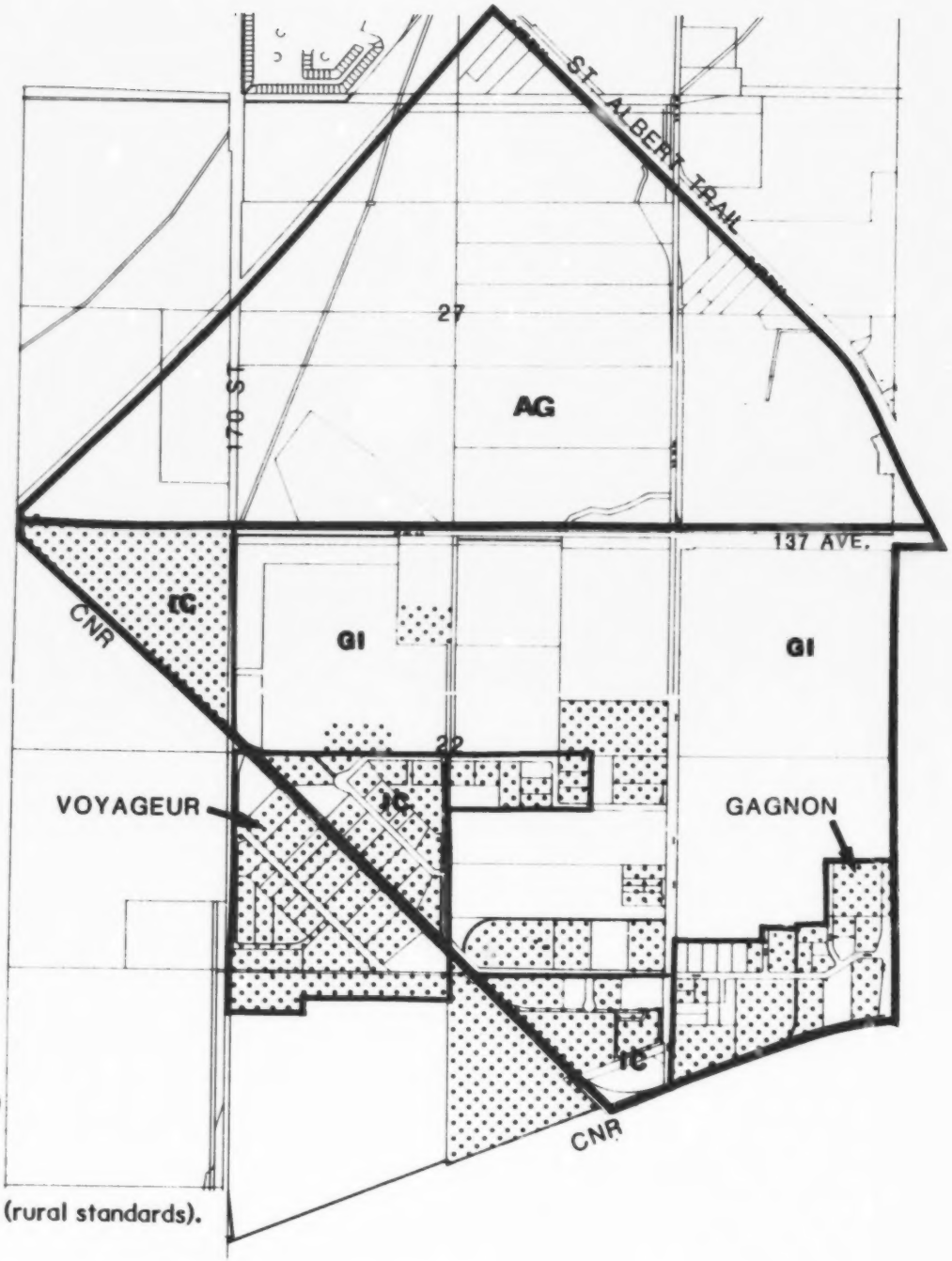
Developed (built upon) Parcels

GI (General Industrial District)

The subdivisions are fully serviced (city standards).

MAP 7-1

MISTATIM



Developed (built upon) Parcels

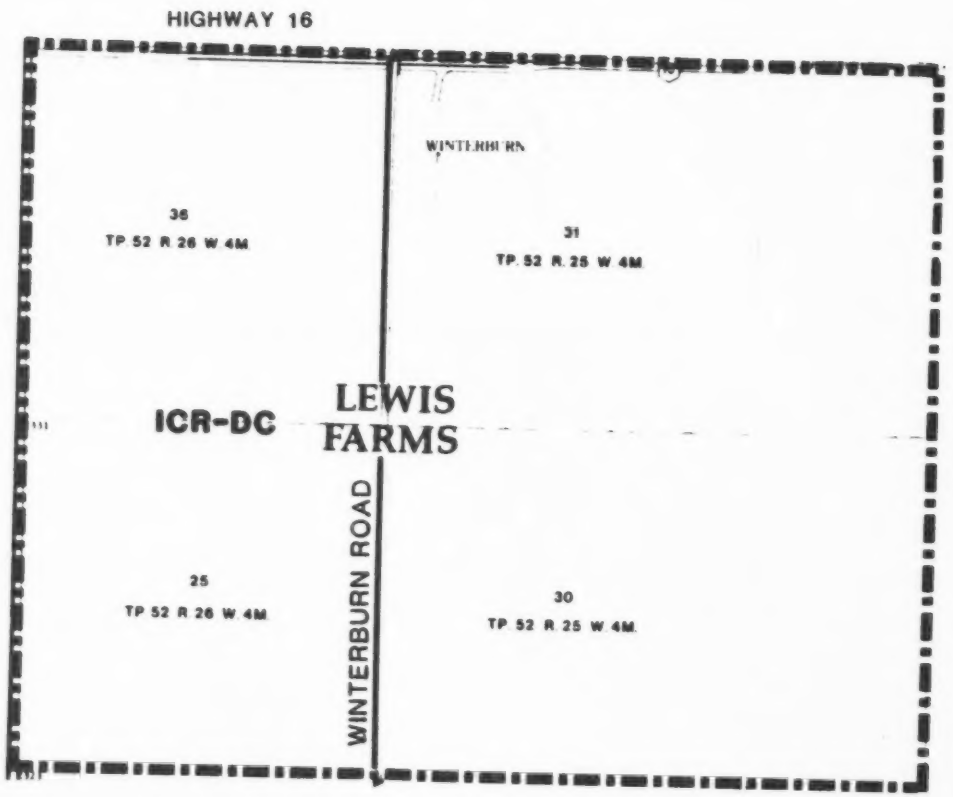
IC (Industrial, Commercial District)

GI (General Industrial District)

The named subdivisions are serviced (rural standards).

MAP 8-1

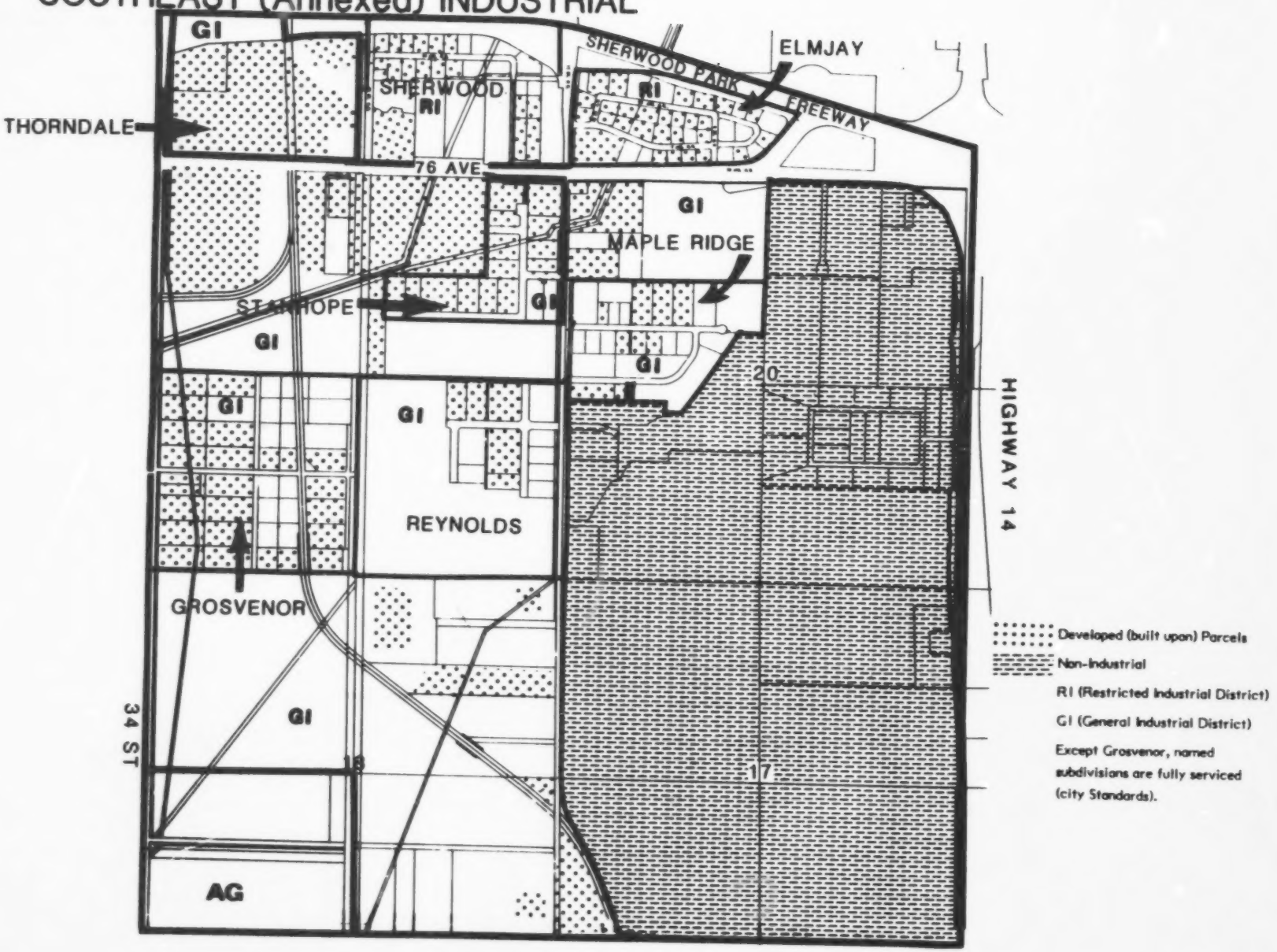
LEWIS FARMS



ICR-DC (Industrial, Commercial Reserve - Direct Control District)

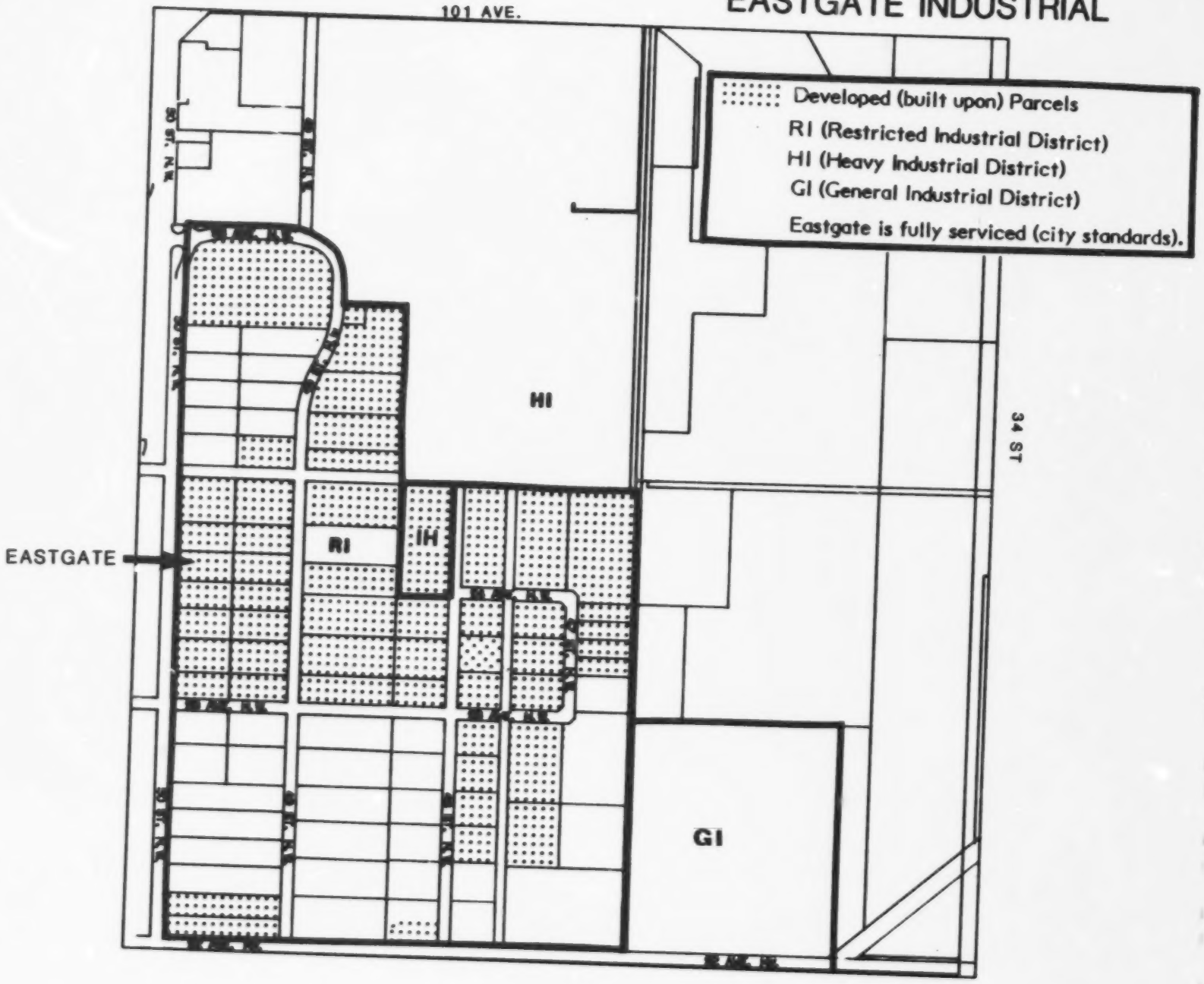
MAP 9-1

SOUTHEAST (Annexed) INDUSTRIAL



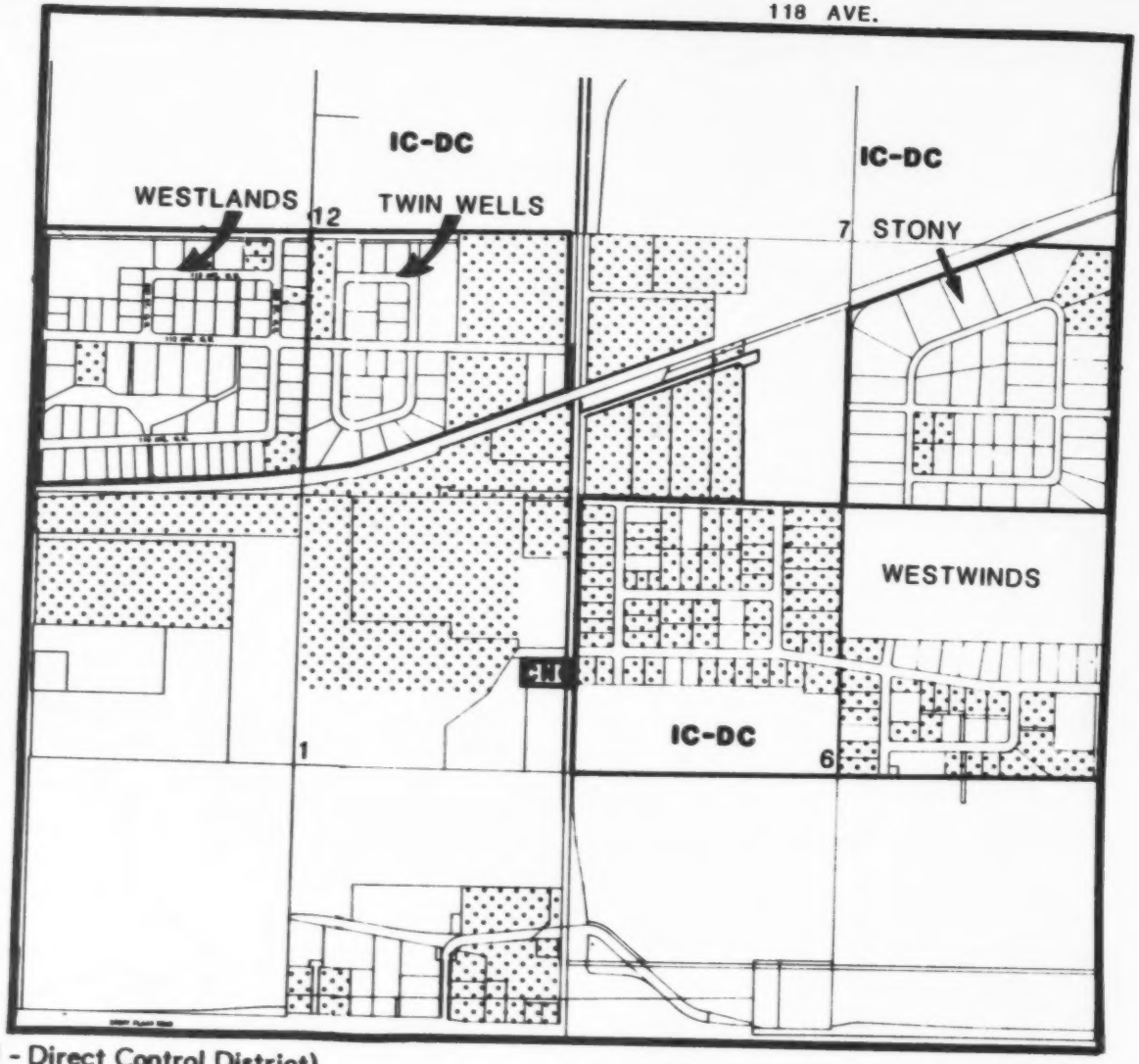
MAP 9-2

EASTGATE INDUSTRIAL



MAP 10-1

WINTERBURN INDUSTRIAL



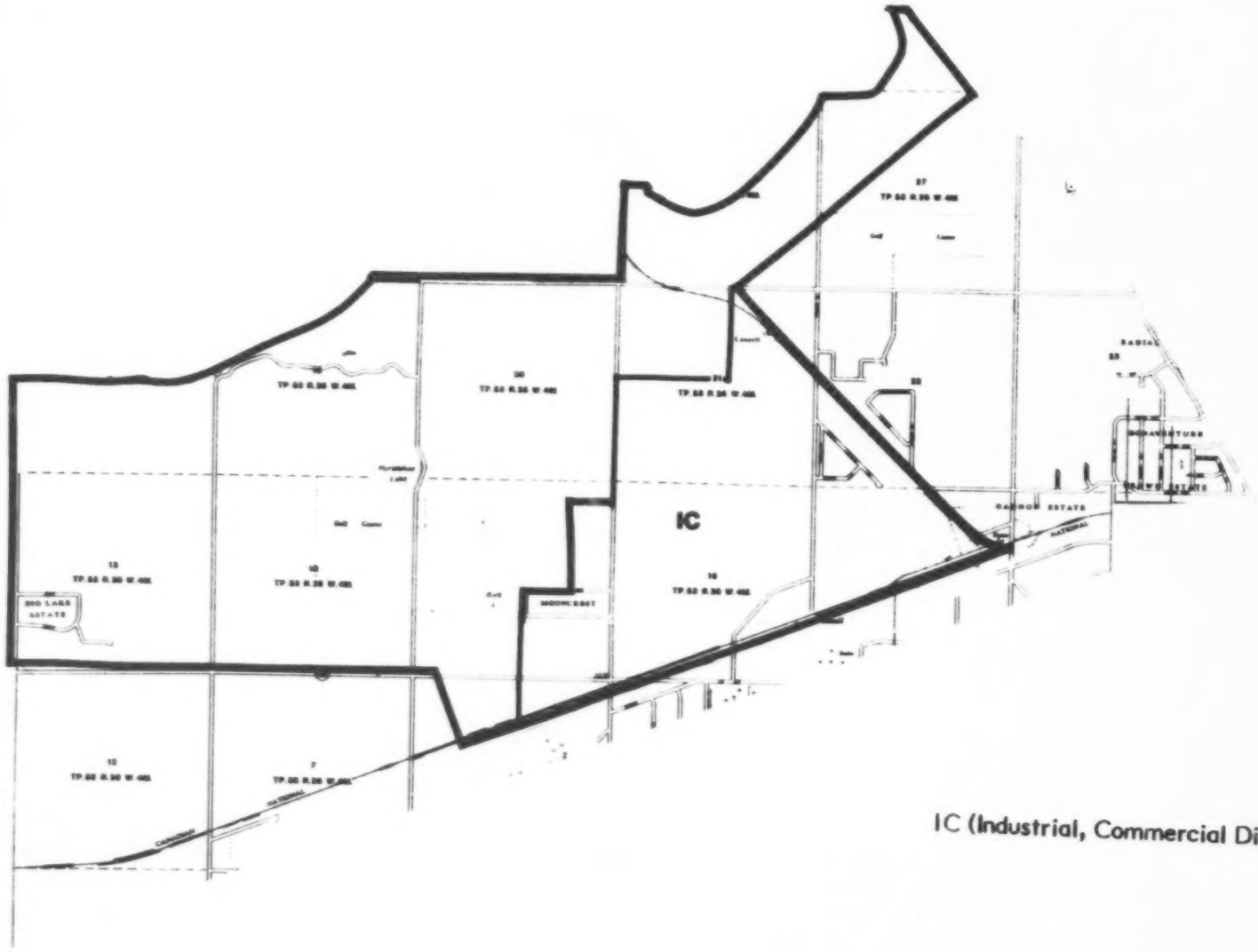
Developed (built upon) Parcels

IC-DC (Industrial, Commercial - Direct Control District)

The named subdivisions are serviced (rural standards).

MAP 11-1

YELLOWHEAD (West)



IC (Industrial, Commercial District)